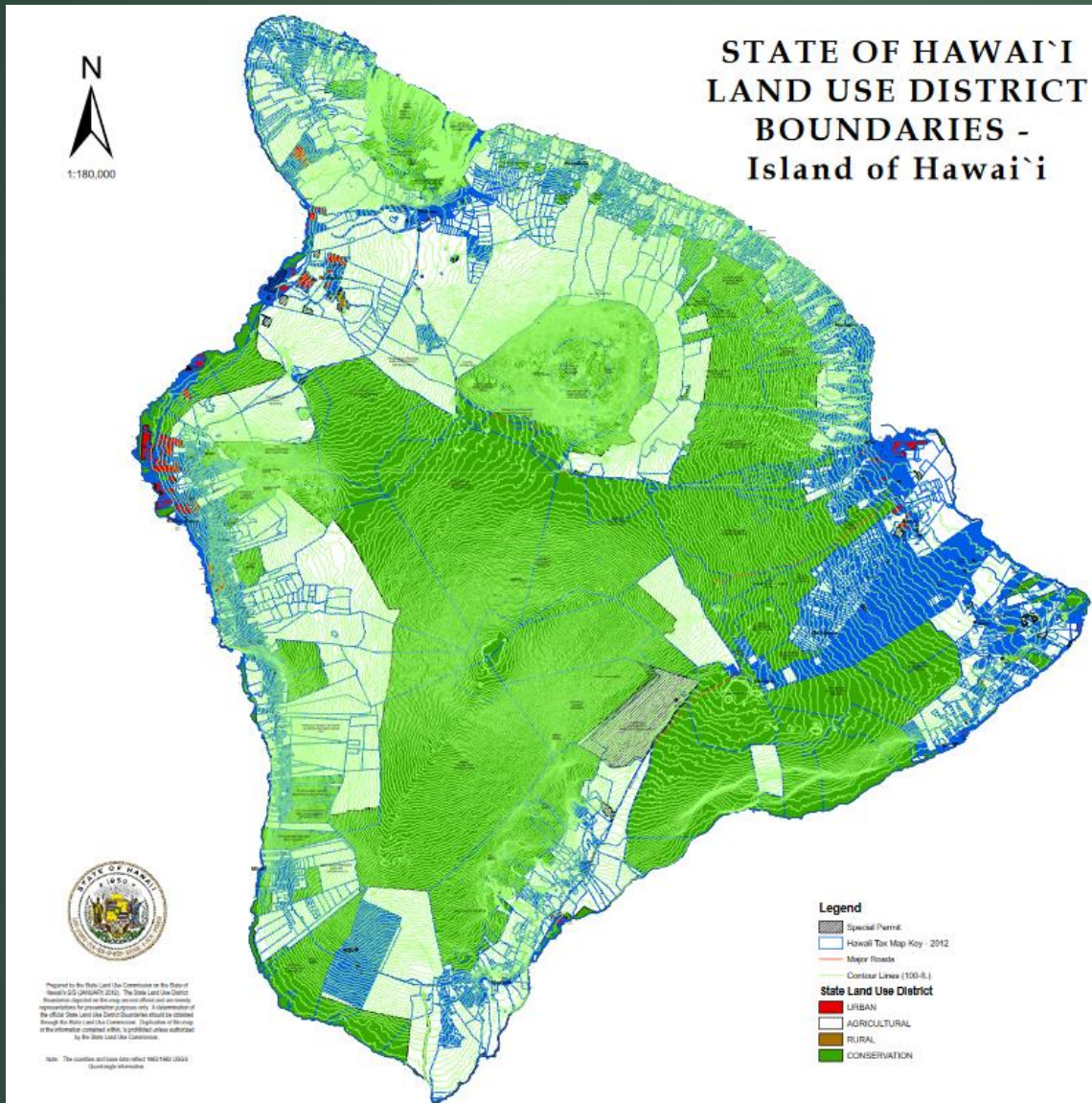


Land Use Districts in Hawaii County



State Land Use District	Administered By:
Conservation	State
Agricultural	County
Urban	County
Rural	County



Agricultural Tourism

HRS 205-2: Permitted Uses in Agriculture District

- “Agricultural tourism conducted on **a working farm**, or a **farming operation** as defined in Section 165-2 for the enjoyment, education, or involvement of visitors; provided that the **agricultural tourism activity is accessory and secondary farm operations**;
- and provided further that this paragraph shall apply only to a county that has adopted ordinances regulating agricultural tourism under section 205-2”



Agricultural Tourism

HRS 205-2: Permitted Uses in Agriculture District

- Overnight accommodations of 21 days or less, for any one stay within a county;
 - Applies only to a county that includes at least 3 islands and;
 - Applies only to a county that has adopted ordinances regulating agricultural tourism activities
- Agricultural-based commercial operations



Ag-Based Commercial Operations

Includes:	Description *Permitted by State Law
1. Road-Side Stand*+	<ul style="list-style-type: none">• Unenclosed structure• Ag & value-added products
2. Retail Activities*+	<ul style="list-style-type: none">• Enclosed structure• Ag, value-added, logo items & other food items
3. Retail Food Establishment*+	<ul style="list-style-type: none">• Prepares & serves food at retail & value-added• Does NOT include serving of meals (restaurant)
4. Farmer's Market*	<ul style="list-style-type: none">• Outdoor market selling only products from HI
5. Food Hub*	<ul style="list-style-type: none">• A facility containing a commercial kitchen, for storage, processing, distribution & sale of ag products



Agricultural Tourism

Hawai`i County's Existing Definition (Section 25-1-5. Definitions)

- “**Agricultural tourism**” means visitor-related commercial activities or periodic special events designed to promote agricultural activities conducted on a working farm, ranch, or agricultural products processing facility.



Agricultural Tourism – County

(Existing)

Permitted as an accessory use to agricultural processing facilities in commercial, industrial & mixed-use areas (CG, CDH, CV, CN, ML, MG, and MCX districts).

Permitted as an accessory use to agricultural activities and agricultural processing facilities in agricultural & rural districts

Plan approval is required for the establishment of any agricultural tourism activity

All agritourism activities must conform to Section 25-4-15(d)

Special permit (Ag/Rural District) or Use permit (Urban District) must be obtained for activities not listed in Section 25-4-15(d)



Permitted Agri-Tourism Uses (Section 25-4-15 (d))

Activity	Existing Regulation	Notes
1. Number of Visitors	<ul style="list-style-type: none">• Max of 30,000 visitors/yr	<ul style="list-style-type: none">• Unless allowed by Special Permit/Use Permit
2. Hours of Operation	<ul style="list-style-type: none">• 8AM-6PM	
3. Vehicular Access	<ul style="list-style-type: none">• Legal access to highway (private road/easement)• Parking/loading/turn-around area, on-site	<ul style="list-style-type: none">• Unless approved by director
4. Size of Ag-Based Commercial Area	<ul style="list-style-type: none">• Shall NOT > 1,000 sq ft.	<ul style="list-style-type: none">• Doesn't include parking or vehicular access



Permitted Agri-Tourism Uses

Activity	Regulation	Notes
5. Revenues from Agri-Tourism	<ul style="list-style-type: none">• Agri-Tourism \$\$ ≤ Farm \$\$	<ul style="list-style-type: none">• Waived in unforeseen events
6. Product Origin	<ul style="list-style-type: none">• Sale of Ag products from Big Is• Processed products- main ingredient must be from Big Is	
7. Promotional sale of non-Ag items	<ul style="list-style-type: none">• Allowed if promoting farm products/Ag	
8. Events: Weddings, parties, restaurants, schools, catered events, or overnight housing	<ul style="list-style-type: none">• Not allowed in A, FA, IA, and RA Districts	<ul style="list-style-type: none">• Unless allowed by Special Permit or Use Permit



Permitted Agri-Tourism Uses

Activity	Regulation	Notes
9. Annual Events	<ul style="list-style-type: none">• Non-profit events to promote industry or area allowed in A, FA, IA, RA, & APD districts	
10. Gross sales from Ag activities	<ul style="list-style-type: none">• Minimum of \$10,000 in year prior to agritourism	<ul style="list-style-type: none">• New farms must show Ag effort



Agri-Tourism Ordinance: Bill 227 – 3

- Section I – Defines Agricultural Tourism
- Section II – Defines Agricultural-Based Commercial Operations
- Section III – Plan Approval for New Structures/ Developments
- ~~Section IV – Repealed (Plan Approval Requirements)~~
- Section V – Permitted Agricultural Tourism Uses
- Section VI – Instructions for amended portions of bill
- Section VII – Severability
- Section VIII – States that Ordinance takes place upon approval



Agricultural Tourism

Hawai`i County's Revised Definition

- “**Agricultural tourism**” means visitor-related commercial activities that includes agricultural-based commercial operations, tours and [or] periodic special events designed to promote agricultural activities conducted on a working farm, ranch, or agricultural products processing facility.