

# Agri-Tourism Webinar: Compliance and Planning

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Land Use Permits Division

# Hawaii Revised Statutes Chapter 205-6(a): Special Use Permits (SUPs)

## NOT REQUIRED FOR

- Day camps
- Riding stables
- Accessory agricultural tourism
- Roadside stands, retail, or food establishments selling Hawaii products

## REQUIRED FOR

- Overnight camps
- Country clubs
- Golf courses
- Weddings
- Film production

# Revised Ordinances of Honolulu

## Chapter 21: Land Use Ordinance

- Article 2: Permit process
- Article 3: Zones
  - Table 21-3: Master Use Table
- Article 5: Specific use standards
- Article 10: Definitions



**TABLE 21-3**  
**MASTER USE TABLE**

In the event of any conflict between the text of this Chapter and the following table, the text of the Chapter shall control. The following table is not intended to cover the Waikiki Special District; please refer to Table 21-9.6(A).

**KEY:** Ac = Special accessory use subject to standards in Article 5  
Cm = Conditional Use Permit-minor subject to standards in Article 5; no public hearing required (see Article 2 for exceptions)  
C = Conditional Use Permit-major subject to standards in Article 5; public hearing required  
P = Permitted use  
P/c = Permitted use subject to standards in Article 5  
PRU = Plan Review Use

| ZONING DISTRICTS  |     |      |      |         |            |                   |     |     |     |       |       |       |        |     |     |       |       |     |     |     |       |
|---|-----|------|------|---------|------------|-------------------|-----|-----|-----|-------|-------|-------|--------|-----|-----|-------|-------|-----|-----|-----|-------|
| USES<br>(Note: Certain uses are defined in Article 10.) | P-2 | AG-1 | AG-2 | Country | R-20, R-10 | R-7.5, R-5, R-3.5 | A-1 | A-2 | A-3 | AMX-1 | AMX-2 | AMX-3 | Resort | B-1 | B-2 | BMX-3 | BMX-4 | I-1 | I-2 | I-3 | IMX-1 |

## AGRICULTURE

[illegible]

USES  
(Note: Certain uses are defined in  
Article 10.)

|     |      |      |         |            |                   |     |     |     |       |       |       |        |     |     |       |       |     |     |     |       |
|-----|------|------|---------|------------|-------------------|-----|-----|-----|-------|-------|-------|--------|-----|-----|-------|-------|-----|-----|-----|-------|
| P-2 | AG-1 | AG-2 | Country | R-20, R-10 | R-7.5, R-5, R-3.5 | A-1 | A-2 | A-3 | AMX-1 | AMX-2 | AMX-3 | Resort | B-1 | B-2 | BMX-3 | BMX-4 | I-1 | I-2 | I-3 | IMX-1 |
|-----|------|------|---------|------------|-------------------|-----|-----|-----|-------|-------|-------|--------|-----|-----|-------|-------|-----|-----|-----|-------|

## ANIMALS

|                               |   |     |     |     |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
|-------------------------------|---|-----|-----|-----|--|--|--|--|--|--|--|--|--|-----|-----|-----|-----|---|--|-----|
| Game preserves                | P |     | P   |     |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
| Kennels, commercial           |   |     | P/c | P/c |  |  |  |  |  |  |  |  |  | P/c | P/c | P/c | P/c | P |  | P/c |
| Livestock grazing             | P | P   | P   | P   |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
| Livestock production, minor   |   | P   | P   | P   |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
| Livestock production, major   |   | P/c | P/c |     |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
| Livestock veterinary services |   | P   | P   | P   |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |
| Zoos                          | C |     | C   |     |  |  |  |  |  |  |  |  |  |     |     |     |     |   |  |     |

## OUTDOOR RECREATION

|  |            |  |    |    |  |  |  |  |  |  |  |  |    |    |    |    |    |   |   |   |     |
|--|------------|--|----|----|--|--|--|--|--|--|--|--|----|----|----|----|----|---|---|---|-----|
| Amusement facilities, outdoor, not motorized |            |  |    |    |  |  |  |  |  |  |  |  | C  | C  | C  |    | C  | C | C |   | Cm  |
| Amusement facilities, outdoor, motorized     |            |  |    |    |  |  |  |  |  |  |  |  | C  | C  | C  |    | C  | C | C |   | Cm  |
| Golf courses                                 | PRU<br>P/c |  |    |    |  |  |  |  |  |  |  |  | P  |    |    |    |    |   |   |   |     |
| Marina accessories                           | Cm         |  |    |    |  |  |  |  |  |  |  |  | Cm |    | Cm | Cm | Cm |   | P | P | P/c |
| Recreation facilities, outdoor               | Cm         |  | Cm | Cm |  |  |  |  |  |  |  |  | P  | Cm | Cm | Cm | Cm |   |   |   |     |

# Land Use Ordinance

## Article 10: Definitions

Permitted in AG:



**“Agribusiness activities”** means accessory uses conducted on the same site where agricultural products are cultivated or raised. Included are transportation facilities used to provide for tours of the agricultural parcel.

**Recreation Facilities, Outdoor.** "Outdoor recreation facilities" means permanent facilities for active outdoor sports and recreation, other than golf courses. Typical uses include: parks, playgrounds, botanical gardens, golf driving ranges, tennis courts, riding stables, academies and trails, and recreational camps.

# Land Use Ordinance

## Article 10: Definitions

NOT permitted in AG:



**Amusement Facilities, Outdoor.** "Outdoor amusement facilities" means permanent facilities providing outdoor amusement and entertainment. Typical uses include: theme and other types of amusement parks, stadiums, skateboard parks, go-cart and automobile race tracks, miniature golf and drive-in theaters.

**Amusement Facilities, Outdoor, Motorized.** "Motorized outdoor amusement facilities" means outdoor amusement facilities utilizing motorized vehicles or equipment and includes go-cart and automobile race tracks and theme and other amusement parks utilizing motorized amusement rides.

# Conditional Use Permits (CUPs)

## MINOR

- DPP has 10 days to determine if application is complete
- Once accepted as complete, DPP has 45 days to process

## MAJOR

- Before applying...
  - ...meet with DPP
  - ...present at Neighborhood Board
- 90 days to process
- Includes public hearing

# Article 5: Specific Use Standards

## 21-5.10A: Agribusiness Activities

- Indoor retail limited to 500 square feet
  - Products must be “predominantly” Hawaii agricultural products, or made from such products
  - Food and drink allowed but must feature Hawaii agricultural products
  - Up to 5% of the floor area can have operator’s merch
- Agribusiness (including trams/trains) must be accessory and incidental to the primary agricultural use
- 50% or more of the site must be dedicated to active agricultural use

# Article 5: Specific Use Standards

## 21-5.510: Outdoor Recreation Facilities

- Riding academy or stables can have no more than 5 riding animals per acre
- Buildings holding animals must be 100 feet from adjacent country, residential, or apartment zones
- 50% or more of the site must be dedicated to active agricultural use

## Other Uses

- Bars, eating establishments, and retail are NOT permitted in AG zones as the principle use
- Weddings are considered “personal services” and are NOT permitted in AG
- One roadside stand (or food truck) is allowed, but must be accessory to agricultural production and no more than 500 square feet (no CUP required)
- If in doubt, write to DPP with a description of your proposal and ask for the permitting requirements

# Contact DPP

(808) 768-8000

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