4.1.3 Overview of Land Use Designations and Maps

Purpose and Authority of the General Plan Land Use Map

The designated land uses are delineated on the General Plan Land Use Map. The broad-brush boundaries indicated are graphic expressions of the General Plan policies, particularly those relating to land use. They are forward-looking, long-range guides to the general location and will be subject to a) existing zoning; and b) the State Land Use District. While some future actions must be consistent with the Plan, it is not retroactive and does not change existing subdivisions or zoning. Similarly, the acreages allocated represent alternatives for the various levels of economic activity and supporting functions, such as resort, residential, commercial, and industrial activities. The land use pattern is a broad, flexible design intended to guide the direction and quality of future developments in a coordinated and rational manner. The General Plan Land Use Map indicates the general location of various land uses in relation to each other.

Interpretation

Interpretation of the General Plan Land Use Map should be reviewed against the following criteria: parcel boundaries, census block groups, place types, County zoning designations, State land use designations, and Community Development Plan (CDP) guidance. Because of the scale of the land use maps, the location of designated Natural lands should be verified by more detailed mapping when considering specific land use decisions. In the event of questions related to the General Plan land use designation of a parcel or area, the Planning Director will utilize the above criteria and any other relevant research and information available at the time to provide a clear interpretation of the General Plan Land Use Maps.

Standard Guidelines

In each section of the land use designations outlined in this chapter, standard guidelines give examples and additional details regarding the intent of each land use designation. They are meant to be a design framework and used as general guidance and best practices.

Table 19: General Plan Land Use Designations and Maps

Urban Land Use

GP DESIGNATION	DESCRIPTION
High-Density Urban (HDU)	General commercial, industrial-commercial mixed, multiple-family residential, and related services including Transit Oriented Developments (TOD). Confined to Urban Growth Areas (UGA). Compatible Zoning may include CG, MCX, PD, RM, CDH.
Medium-Density Urban (MDU)	Village and neighborhood commercial, light service industrial, and single-family and multiple-family residential and related functions including TODs or Traditional Neighborhood Development (TND). Confined to UGAs. Compatible Zoning may include CV, CN, PD, RM, RD, RS.
Low-Density Urban (LDU)	Residential, with ancillary community and public uses, and convenience-type commercial uses, including TND. Compatible Zoning may include RS, RCX, RA.
Urban Expansion (UE)	Allows for a mix of high-density, medium-density, low-density, industrial-commercial mix, and/or natural designations in areas where growth may be desirable, but where specific settlement and infrastructure have not yet been determined. Compatible Zoning may include RS, RD, RM, RCX, CN, CG, CV, MCX, PD, CDH, OPEN.
Light/Service Industrial (LI)	Uses include but are not limited to business parks, research and development centers, product assembly, distribution centers, laboratories, cottage industries, and light service industrial uses. Compatible Zoning may include ML, MCX.
Heavy Industrial (HI)	Uses include but are not limited to landfills, quarries, chemical plants, heavy equipment base yards, towing yards, and other uses with the potential to create public nuisance conditions (e.g., noise, environmental impacts). Compatible Zoning may include MG, ML, MCX.
University (UNI)	Public university, including ancillary public uses, residential, and support commercial uses. Compatible Zoning may include UNV.
Resort (RES)	Uses include a mix of visitor-related uses such as hotels, condominium hotels (condominiums developed and/or operated as hotels), single-family and multiple-family residential units, golf courses and other typical resort recreational facilities, resort commercial complexes, and other support services. Compatible Zoning may include V.

Rural Land Use

GP DESIGNATION	DESCRIPTION
Rural (RU)	Situated outside of UGAs. Except where noted, these areas should retain their rural character with low-density residential development, supporting small-scale commercial development, and agricultural land uses. Rural areas should not be targeted with the development of major public infrastructure or the extension of public sewer service except where a documented health, safety, and/or welfare condition warrants such an expansion. Compatible Zoning may include RA, FA, A, OPEN.

Agriculture and Natural Land Use

GP DESIGNATION	DESCRIPTION
Productive Agriculture (PA)	Lands with better potential for sustained high agricultural yields because of soil type, climate, topography, or other factors. (5-acre minimum lot size) Productive agricultural lands were determined by including the following lands: • Lands outside of UGAs identified as "Important Agricultural Lands" on the 2005 General Plan Land Use Pattern Allocation Guide maps. • Lands outside of UGAs identified in the Agricultural Lands of Importance to the State of Hawai'i (ALISH) classification system as "Prime" or "Unique". • Lands outside of UGAs classified by the Land Study Bureau's Soil Survey Report as Class B "Good" soils. (There are no Class A lands on the Island of Hawai'i) Lands classified as at least "fair" for two or more crops, on an irrigated basis, by the USDA Natural Resource Conservation Service's study of suitability for various crops. • In North and South Kona, the "coffee belt", is a continuous band defined by elevation, according to input from area farmers and the 2020 Update to the Hawai'i Statewide Agricultural Land Use Baseline Report. • State agricultural parks. Compatible Zoning may include FA, A.
Extensive Agriculture (EA)	Lands that are not capable of producing sustained, high agricultural yields without the intensive application of modern farming methods and technologies due to certain physical constraints such as soil composition, slope, tillable by machine, and climate. These lands are better suited for other less intensive agricultural uses such as grazing and pasture and can support additional residential densities when situated near UGAs. Compatible Zoning may include RA, FA, A.
Natural (NAT)	Lands to be kept in a largely natural state with minimal facilities consistent with open space uses along with agricultural land uses. Includes areas vulnerable to natural hazards, steep slopes, lava fields, and areas set aside for cultural and/or natural resource preservation purposes that are not necessarily under active management. Compatible Zoning may include RA, FA, A, OPEN.

Open Space Land Use

GP DESIGNATION	DESCRIPTION
Recreation (REC)	Parks, open space, and other recreational areas, such as golf courses, and shoreline setback areas not already in SLU Conservation. Compatible Zoning may include OPEN and adjoining Zonings.
Conservation (CON)	Forest and water reserves, natural and scientific preserves, areas in active management for conservation purposes, areas to be kept in a largely natural state with minimal facilities consistent with open space uses, such as picnic pavilions and comfort stations, and lands within the SLU Conservation District. Compatible Zoning may include OPEN.

Note: The General Plan Land Use Maps can be found at the end of this document.