

COUNTY OF HAWAII - STATE OF HAWAII

ORDINANCE NO. 654

AN ORDINANCE AMENDING SECTION 7.29 (THE CITY OF HILO ZONE MAP), ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7.5) TO NEIGHBORHOOD COMMERCIAL (CN-10) AT PIIHONUA, SOUTH HILO, HAWAII, COVERED BY TAX MAP KEY 2-3-24:11.

BE IT ORDAINED BY THE COUNCIL OF THE COUNTY OF HAWAII:

SECTION 1. Section 7.29, Article 2, Chapter 8, (Zoning Code), of the Hawaii County Code, as amended, is further amended to add a new subsection, to read as follows:

"7.29 (jjjj). The district classification of the following area situated at Piihonua, South Hilo, Hawaii shall be Neighborhood Commercial (CN-10):

Beginning at the Northwest corner of this lot and the North corner of Lot 26 on the South side of Waiianuenu Avenue, the coordinates of said point of beginning referred to Government Survey Triangulation Station "HALAI" being 484.47 feet North and 1430.35 feet West, as shown on Government Survey Registered Map No. 2658, and running by azimuths measured clockwise from true South:

1. On a curve to the left with a radius of 743.77 feet, the direct azimuth and distance being: 244° 08' 108.36 feet;
2. 326° 48' 289.33 feet along Lots 32 and 33;
3. 56° 48' 206.94 feet along Lots 28 and 29;
4. 164° 58' 319.06 feet along Lots 21, 22 and 26, to the point of beginning and containing an area of 46,770 square feet.

All as outlined in red on the map attached hereto, marked Exhibit "A" and by reference made a part hereof.

This subsection is conditioned upon the following:

- (A) that the petitioner or its authorized representative shall submit plans to the Planning Department and secure final plan approval within one (1) year from the effective


date of the Change of Zone; (B) that construction of the proposed development commence within one (1) year from the date of receipt of final plan approval and be completed within two (2) years thereafter; (C) that access to the property shall meet with the approval of the Department of Public Works; (D) that the method of sewage disposal shall meet with the approval of the Department of Health; (E) that not more than one single family dwelling shall be constructed on the existing lot, and the total ground area of all buildings shall not exceed ten (10) percent of the existing lot; (F) that live shrubbery be planted and allowed to grow within the setbacks prescribed for Neighborhood Commercial classification. This provision must be performed before business on the property may commence; (G) that there shall be no exterior advertising of a home occupation being conducted on the property; (H) that only one professional office shall be permitted in the dwelling; (I) that offices of other professional branches shall be prohibited; (J) that not more than two non-resident employees, including a part-time employee, use the premises as a place of employment at any one time; (K) that the owner shall reside in the dwelling; (L) that the owner shall cease conduct of business on the premises within seventy-two (72) hours of written notification from the County Council if any of the conditions are violated. Business may resume only upon written notification from the County Council that the violations have been corrected; [(E)] (M) that all of the applicable rules, regulations, and requirements be complied with. Should any of the foregoing conditions not be met, rezoning of the area to its original or more appropriate zoning designation may be initiated."

[SECTION 2. In the event that any portion of this ordinance is declared invalid, such invalidity shall not affect the other parts of this ordinance.]

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this ordinance, the brackets, bracketed material, and underscoring need not be included.

SECTION 3. This ordinance shall take effect upon its approval.

INTRODUCED BY:

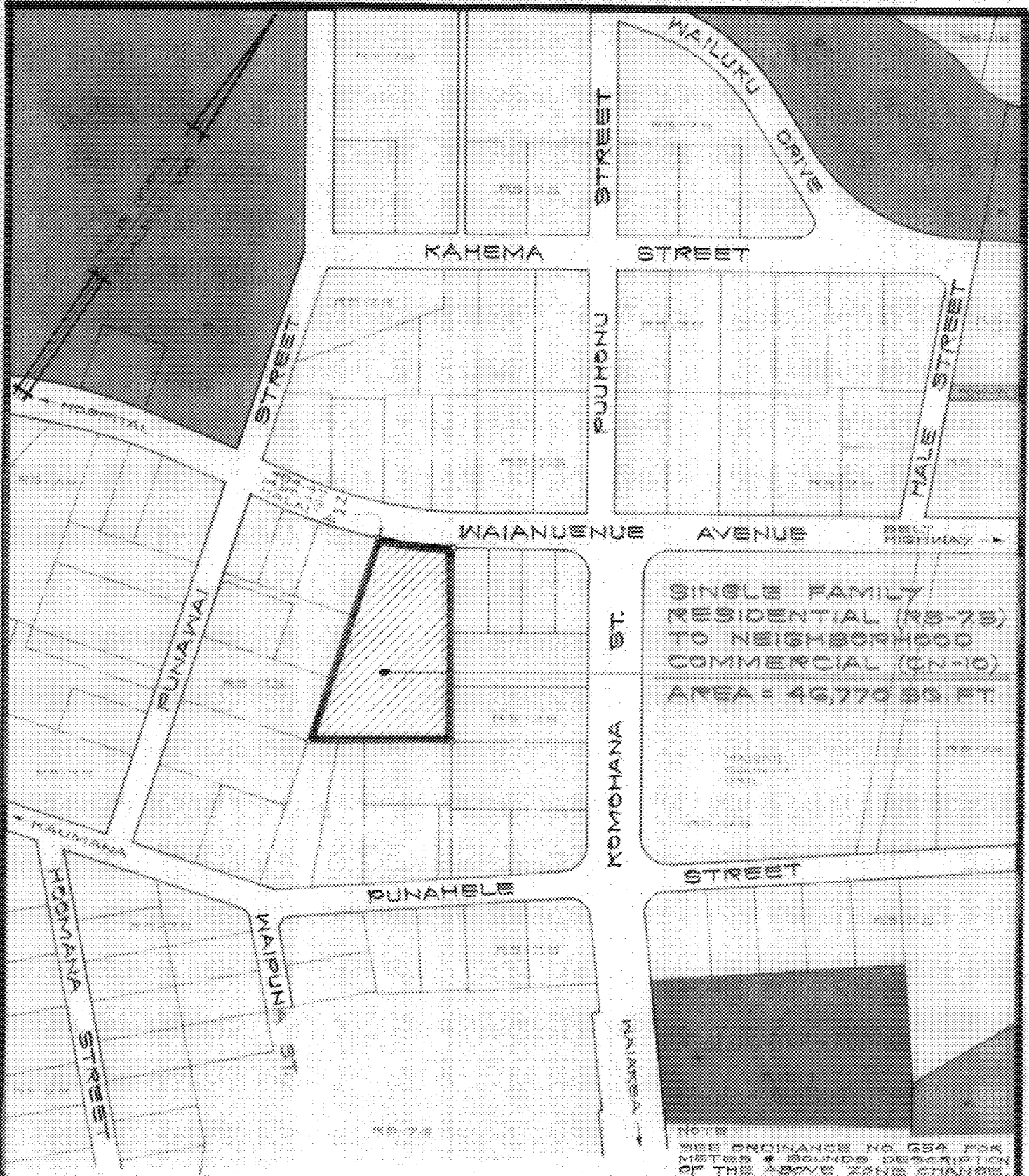
  
COUNCIL MEMBER, COUNTY OF HAWAII

Hilo, Hawaii

Date of Introduction: November 19, 1980

Date of Adoption: December 1, 1980

Effective Date: December 3, 1980



**AMENDMENT TO THE ZONING CODE**

AMENDMENT NO. 88 TO SECTION 7.29 (THE CITY OF HILO ZONE MAP) ARTICLE 2, CHAPTER 8 (ZONING CODE) OF THE HAWAII COUNTY CODE, AS AMENDED, BY CHANGING THE DISTRICT CLASSIFICATION FROM SINGLE FAMILY RESIDENTIAL (RS-7B) TO NEIGHBORHOOD COMMERCIAL (CN-10) AT PIHONUA, SOUTH HILO, HAWAII.

DATE OF PUBLIC HEARING : MARCH 27, 1980  
 EFFECTIVE DATE : DEC. 3, 1980  
 ORDINANCE NUMBER : 654  
 PREPARED BY : PLANNING DEPARTMENT  
 COUNTY OF HAWAII

Hilo, Hawaii  
Date: November 19, 1980

FIRST READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro			X
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NOV 23 1980

Publication Date: \_\_\_\_\_

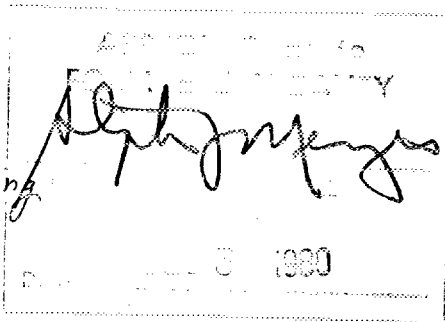
Hilo, Hawaii  
Date: December 1, 1980

SECOND & FINAL READING			
	AYES	NOES	A/E
Dahlberg	X		
Domingo	X		
Fujii	X		
Garcia	X		
Kawahara	X		
Lai	X		
Sameshima	X		
Tajiri	X		
Chr. Yamashiro	X		

DEC 9 1980

Publication Date: \_\_\_\_\_

We do hereby certify that the foregoing BILL was adopted by the County Council and published as indicated above.



Acting

Joseph R. Garcia, Jr.  
ACT Council Chairman

R. B. Leong  
County Clerk

Approved/Disapproved this 3rd day of  
December, 1980

[Signature]  
Mayor, County of Hawaii

Bill No. 638 (Revised)  
Reference: PC-191  
M.B. No. \_\_\_\_\_  
Ord. No. 654