

## Establishment of Zoning Districts and Zoning District Regulations

Table 21-3

**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

Uses (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																				
	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
<b>AGRICULTURE</b>																					
Agribusiness activities		Cm	Cm																		
Agricultural products processing, minor		P/c	P/c															P/c	P/c		P/c
Agricultural products processing, major		C	C																P/c		
Animal products processing																			P	P	
Aquaculture	P	P	P	P																	
Centralized bulk collection, storage, and distribution of agricultural products to wholesale and retail markets		P/c	P/c															P/c	P		
Composting, major	C	C	C																P/c		
Composting, minor	P/c	P/c	P/c																P/c		
Crop production	P	P	P	P																	
Forestry	P	P	P																		

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Uses (Note: Certain uses are defined in Article 10.)	ZONING DISTRICTS																				
	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
Open land		P	P																		
Roadside stands, accessory		Ac	Ac	Ac																	
Sale and service of machinery used in agricultural production		P/c	P/c															P	P		P
Sawmills		P/c	P/c																	P	
Storage and sale of seed, feed, fertilizer, and other products essential to agricultural production		P/c	P/c															P	P		
<b>ANIMALS</b>																					
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																		
<b>COMMERCE AND BUSINESS</b>																					
Amusement and recreation facilities, indoor	C												P	P	P	P	P	P	P	P	P <sup>2</sup>
Automobile sales and rentals, including sales and distribution of automobile parts and supplies															P	P	P	P	P		P

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	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
Bars, nightclubs, taverns													P		P/c	P/c	P/c	P/c	P		P/c
Business services													P	P	P	P	P	P	P		P
Cabarets													P		P/c		P/c				P/c
Catering establishments													P		P	P	P	P	P		P
Convenience stores										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P	Cm P/c	P	P	P	P/c	P/c		P
Dance or music schools										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P/c	P	P	P	P				P <sup>2</sup>
Data processing facilities																		P	P		P
Drive-through facilities														P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c
Eating establishments										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P	P	P	P	P	P	P	P	P
Financial institutions										P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P	P	P	P	P	P		P
Home improvement centers															P/c	P/c		P	P		P
Home occupations		Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac			Ac	Ac				
Laboratories, medical														P	P	P	P	P	P		P
Laboratories, research															P	P	P	P	P		P
Medical clinics										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P	P	P	P	P				P <sup>2</sup>
Neighborhood grocery stores		Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm						Cm	Cm	Cm	
Office buildings														P	P	P	P				P <sup>2</sup>
Offices, accessory																		Ac	Ac	Ac	
Off-site joint development																C	C				
Personal services										P <sup>1</sup>	P <sup>1</sup>	P <sup>1</sup>	P	P	P	P	P				P <sup>2</sup>
Photographic processing														P	P	P	P	P	P		P

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Photography studios													P	P	P	P	P				P <sup>2</sup>
Plant nurseries		P/c	P/c															P/c	P/c		P/c
Real estate offices													P/c	P	P	P	P				P <sup>2</sup>
Retail, accessory																		Ac	Ac	Ac	
Retail establishments													P	P	P	P	P				P <sup>2</sup>
Self-storage facilities															P/c	P/c	P/c	P	P		P
Trade or convention center	PRU	PRU	PRU	PRU			PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Travel agencies													P	P	P	P	P				P <sup>2</sup>
Veterinary establishments														P/c	P/c	P/c	P/c	P	P		P/c
<b>DWELLINGS AND LODGINGS</b>																					
Accessory dwelling units				Ac	Ac	Ac															
Bed and breakfast homes							P/c <sup>3</sup>	P/c <sup>3</sup>					P/c <sup>3</sup>								
Boarding facilities							P	P	P	P	P	P				P	P				
Consulates					P/c	P/c	P	P	P	P	P	P	P	P	P	P	P				
Duplex units				P	P	P	P	P	P	P	P	P	P			P					
Dwellings, owner's or caretaker's, accessory														Ac	Ac		Ac	Ac	Ac	Ac	Ac
Dwellings for cemetery caretakers	Ac		Ac																		
Dwellings, detached, one-family				P	P	P	P	P	P	P	P	P	P			P					
Dwellings, detached, two-family				P	P	P	P	P	P	P	P	P	P			P					
Dwellings, multi-family							P	P	P	P	P	P	P			P/c	P				

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Farm dwellings		P/c	P/c																		
Group living facilities		C	C	C	C	C	C	C	C	C	C	C				C	Cm				
Guest houses (R-20 only)					Ac																
Hotels													P			C Cm	P		Cm		Cm
Roomers/Rooming				Ac	Ac	Ac															
Special needs housing for the elderly							C	C	C	C	C	C				C	C				
Time sharing								P/c					P								
Transient vacation units							P/c <sup>3</sup>	P/c <sup>3</sup>					P/c <sup>3</sup>								
Vacation cabins	C																				
<b>INDUSTRIAL</b>																					
Base yards																		P/c	P/c	P/c	P/c
Biofuel processing facilities	C	C	C																Cm	Cm	
Building or similar contracting and home improvement and furnishing services, and materials and equipment sales or distribution; provided incidental storage of materials or equipment is within fully enclosed buildings																		P	P		P
Centralized mail and package handling facilities																		P/c	P	P	P/c
Explosive and toxic chemical manufacturing, storage, and distribution																			C		

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Food manufacturing and processing															P/c	P/c	P/c	P	P	P	P	
Freight movers																			P/c	P		
Heavy equipment sales and rentals																			P/c	P		
Linen suppliers																			P	P		
Manufacturing, processing, and packaging, light																			P	P	P	P
Manufacturing, processing, and packaging, general																			P/c	P	P	
Maritime-related vocational training, sales, construction, maintenance, and repairing																				P	P	
Motion picture and television production studios															P/c	P/c			P	P		P
Petroleum processing																				C	Cm	
Port facilities																					P	
Publishing plants for newspapers, books, and magazines															P		P	P	P	P		P
Repair establishments, major																			P/c	P	P	
Repair establishments, minor														P	P	P	P	P	P	P	P	P
Resource extraction	C	C	C																	P		
Salvage, scrap, and junk storage and processing																				Cm	Cm	

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Storage yards																		P/c	P/c	P/c		
Warehousing																			P	P	P	P
Waste disposal and processing	C		C																	Cm	Cm	
Wholesale and retail establishments dealing primarily in bulk materials delivered by or to ship, or by ship and truck in combination																					P	
Wholesaling and distribution																P/c	P/c	P	P	P		P
<b>OUTDOOR RECREATION</b>																						
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 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					
<b>SOCIAL AND CIVIC SERVICE</b>																						
Art galleries and museums														P	P	P	P	P			P <sup>2</sup>	
Cemeteries and columbaria	P		Cm																			
Colleges, business														P		P	P	P				
Day-care facilities			C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P	P		P	
Hospitals	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	

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Meeting facilities			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	P	P	P	P	P	P/c	P/c		P
Prisons	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Public uses and structures	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
Schools, business												P	P	P	P	P	P				
Schools: Elementary, intermediate, and high			Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm		P	P	P	P				
Schools, language				P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P	P	P	P				
Schools, vocational, technical, industrial, trade																		P	P		P
Schools, vocational, which do not involve the operation of woodwork shops, machine shops, or other similar features													P	P	P	P	P				P
Theaters													P	P	P	P	P				P <sup>2</sup>
Universities, colleges	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
<b>TRANSPORTATION AND PARKING</b>																					
Airports	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU	PRU
Automobile service stations														Cm P	P	P	P	P	P		P
Car washing, mechanized														P/c	P/c	P/c	P/c	P/c	P/c		P/c
Commercial parking lots and garages										P/c <sup>1</sup>	P/c <sup>1</sup>	P/c <sup>1</sup>	P	P	P	P	P	P	P		P
Heliports																			P		
Helistops		C	C										C		C	C	C	C	P	P	C
Joint use of parking and loading facilities				P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c



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Off-site parking and loading facilities				Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	
Truck terminals																				P	P	
<b>UTILITIES AND COMMUNICATIONS</b>																						
Antennas, broadcasting	Cm	Cm	Cm																C	C	C	C
Antennas, receive-only	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac	Ac
Broadcasting stations													P		P	P	P	P	P	P	P	P
Utility installations, Type A	P/c	P/c	P/c	P	P	P	P	P/c	P/c	P	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c	P/c
Utility installations, Type B	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Wind machines Up to 100 kW		Cm Ac	Cm Ac	Cm Ac	Cm	Cm								Cm	Cm			Cm	Cm		Cm	
Wind machines Over 100 kW		C	C	C																		
<b>MISCELLANEOUS</b>																						
Historic structures, use of	Cm	Cm	Cm	C	C	C	C	C	C	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm
Joint development	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm	Cm

Where a proposed use is not specifically listed above, the director shall review the proposed use and, based on its characteristics and its similarity to the uses listed above, shall determine the regulatory requirements for that use.

<sup>1</sup> Commercial use subject to special density controls (see Table 21-3.3 and § 21-3.90-1(c)(4)).

<sup>2</sup> Commercial use subject to special density controls (see Table 21-3.5 and § 21-3.140-1(c)).

## Honolulu - Land Use

<sup>3</sup> Notwithstanding any contrary provisions in this chapter, bed and breakfast homes and transient vacation units that do not have a valid nonconforming use certificate or registration certificate are not permitted in areas where the applicable development plan or sustainable communities plan prohibits the establishment of new bed and breakfast homes or transient vacation units; provided that bed and breakfast homes or transient vacation units may renew valid registration certificates that were initially issued prior to an amendment to the applicable development plan or sustainable communities plan that prohibits bed and breakfast homes or transient vacation units in the plan area.

(Added by Ord. 99-12; Am. Ords. 00-09, 01-12, 02-63, 03-37, 07-14, 07-15, 09-26, 10-19, 13-10, 15-41, 17-46, 19-18, 20-41, 22-7)