

## ***"It's my property and I can do anything I want with it!"***

Just imagine what our neighborhoods would look, sound and smell like if everyone did what they wanted with no regard for their neighbor. You could be subject to odors, chemical fumes, dust, noise, unpleasant sights, encroachments, and loss of open space. Our State and County zoning regulations seek to develop harmonious, safe and healthy communities so everyone can enjoy their piece of land and the community they live in.

When people from all walks of life and interests come together, the act of living in harmony gets more complicated. Add to that the responsibility of taking care of our land and limited resources, and the challenge becomes enormous.

We hope you will join us in the effort in making our Big Island a Paradise for all.

### **Three things to keep in mind with setbacks:**

- #1 The location of your building or house.
- #2 Any projections\* entering the setback.
- #3 The setback area or "clear space" that must be maintained.

*\*Refer to Table on inside for details.*

### **Get a Survey, Not Pin-Finding**

Knowing where your property boundary lines are located is extremely important in order to prevent accidentally building within your minimum yard setbacks or on your neighbor's property.

Make sure you get a proper survey done on your property. Just locating pins may not be good enough. Pins can be moved.

### **Getting Along as a Good Neighbor**

Most of us consider our home as our refuge and we want to enjoy our space. That personal space can be affected by noise, smells, visual distractions or actual encroachments.

We recommend that you try to solve your complaints and problems directly with your neighbor or with the help of a community association or respected mutual friend first before resulting to the enforcement process.

When we all comply with the zoning laws it preserves the integrity and livability of our neighborhoods.

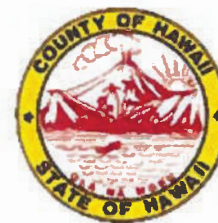
It makes for a better community!

### **Why are setbacks important?**

- Improve visual appeal
- Provide for sufficient light
- Provide openness
- Enhance privacy
- Maintain uniformity
- Eliminate encroachments
- Restrict over-building
- Protect public health
- Provide fire protection
- Increase safety

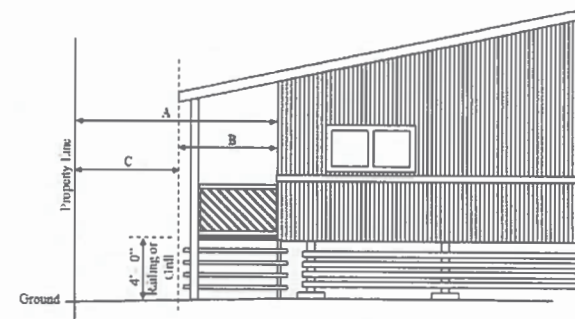
We hope this brochure will help answer some of your questions on setbacks. But if you are still not sure about setbacks, or your parcel layout is different from the samples given here, please visit us in the Planning Department.

*Rev. April 2008*



*Our goal is to be good stewards of our land, to build safe and harmonious communities, and to serve you in the best way possible.*

## **Setback Requirements for Residential & Agricultural Districts**



**Do you know where your property lines are located?**

**Is your house in the right spot?**

**Is that new porch or deck encroaching?**

**What can you extend into the setbacks?**

### **Important Note:**

If you have a structure built prior to Sept. 21, 1966 call the Planning Department for assistance.

County of Hawai'i Planning Department  
101 Pauahi Street, Suite 3  
(808) 961-8288

[http://co.hawaii.hi.us/directory/dir\\_plan.htm](http://co.hawaii.hi.us/directory/dir_plan.htm)

**Here is how to figure out your minimum yard setbacks.** First, you need to know the size and zoning of your lot. (If you don't know, please call the Planning Department). As an example, let's select an RS-10 (10,000 - 19,999 sf in size) lot using the table below:

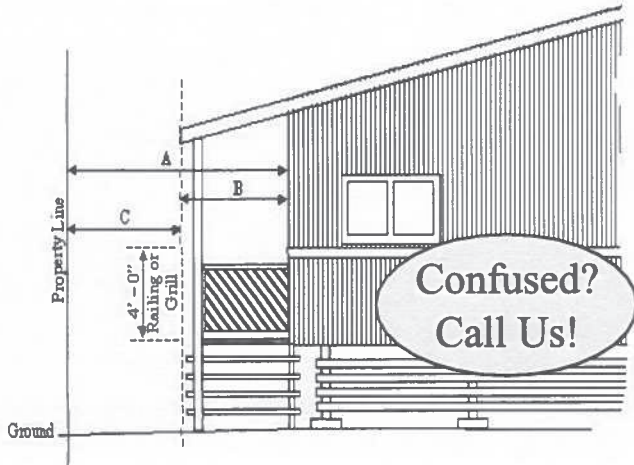
**Column A** shows the front setback as 20 ft. and the sides 10 ft.. Line "A" in the picture shows that the setback is from the property line to the exterior wall.

**Column B** shows that open projections, like a roof or stairs, can enter the min yard setback area by 6 ft. for the front and a maximum of 5 ft. for the sides. Refer to line "B" in the picture. Other projections may include: porches, balconies, terraces, fire escapes, ramps, and other similar features. None of these features shall be enclosed. Posts or beams for support and open or grille-type railings shall not exceed 4' in height.

**Column C** is the clear space that must be kept open and unobstructed from the ground up. In this example nothing can be in the area within 14 ft. from the front and rear yards or 5 ft. for each side.

Table

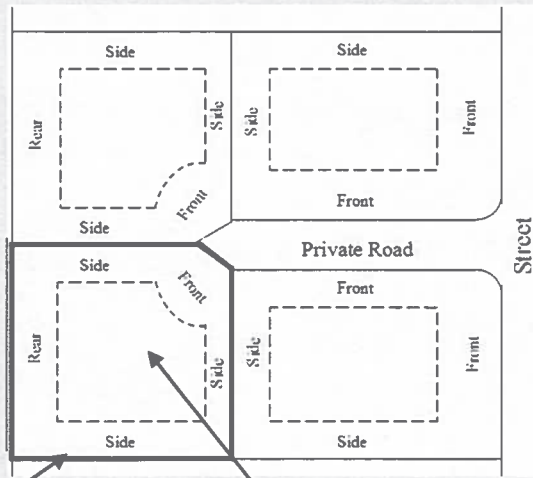
| ZONING               | A   |      | B           |       | C          |      |
|----------------------|---|------|-------------|-------|------------|------|
| (acre = 43,560 sf)   | Structure Setback                                   |      | Projections |       | Open Space |      |
| Square Footage       | Front   | Rear | Side        | Front | Rear       | Side |
| RS < 7,500 - 9,999   | 15  | 8    | 5           | 4     | 10         | 4    |
| RS : 10,000 - 19,999 | 20  | 10   | 6           | 5     | 14         | 5    |
| RS > 20,000          | 25  | 15   | 6           | 5     | 19         | 10   |
| RD : 3.75            | 15  | 8    | 5           | 4     | 10         | 4    |
| RA : .5a             | 25  | 15   | 6           | 5     | 19         | 10   |
| AG > 1 acre          | 30  | 20   | 6           | 6     | 24         | 14   |
| AG < 1 acre - .5a    | 25  | 15   | 6           | 5     | 19         | 10   |
| AG < .5a             | Refer to the RS listings based on your parcel's sf. |      |             |       |            |      |



**Accessory buildings** shall observe the same yards as required of the main building. Accessory buildings may include sheds, water tanks, carports, etc..

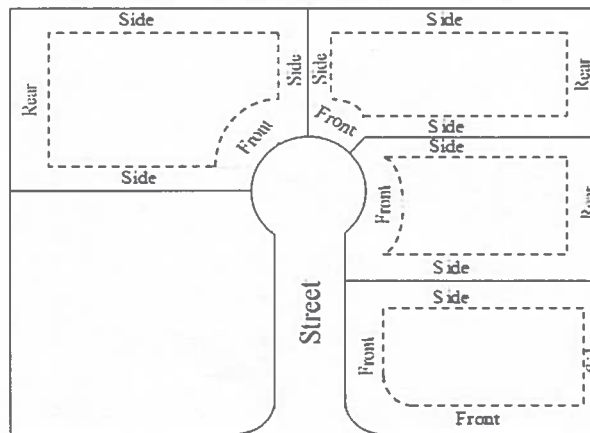
**Note:** It is possible to have parcel size and zoning with different values. Such as a 7,500 sf parcel in a A-3a (Agricultural 3 acre) lot. **If you are not sure what to do please contact us.**

The layouts are a cut-away drawings of various parcel designs. Find the one closest to your own property. If you still have questions, please give us a call.

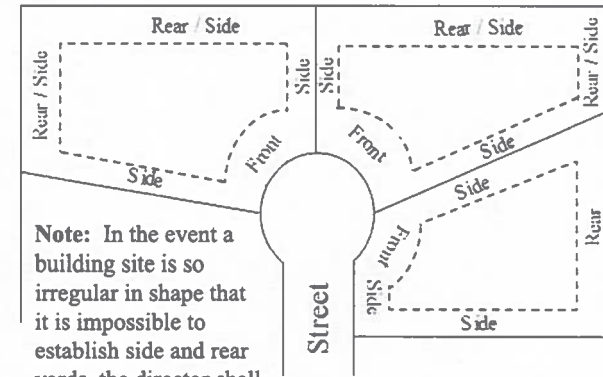


This outline is the boundary of the lot.

The dotted area inside the boundary represents the area inside the required setbacks. This is your buildable area.



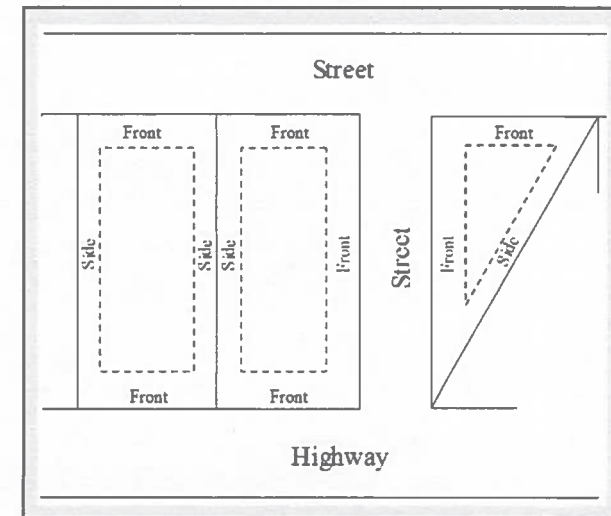
Street



**Note:** In the event a building site is so irregular in shape that it is impossible to establish side and rear yards, the director shall view the relationship between the building site and surrounding property and shall specify the required yards.



Street



Highway