



Proposed Bill for an Ordinance Regarding Off-Street Parking Space Requirements for Housing



DRIP Committee Meeting

March 11, 2026



Background

- ▶ July 25, 2025 – County Council adopted Resolution No. 25-152 referring the proposed bill to the Planning Commissions
- ▶ Maui PC – October 14
- ▶ Lānaʻi PC – October 15
- ▶ Molokaʻi PC – October 22/November 12/January 14, 2026
- ▶ Purpose of Bill
 - ▶ Change parking requirements for housing from structure size to number of bedrooms – more precise measure to address parking



Department Analysis

- ▶ **Nuanced Issue - Factors affecting parking impacts in neighborhoods**
 - ▶ Pattern of Development/Inadequate Alternative Means of Transportation
 - ▶ Lack of Affordable Housing
 - ▶ Limited Availability of On-street Parking
 - ▶ Reduced Parking Requirements from the Past
 - ▶ Insufficient Driveway Length
 - ▶ Multi-family Housing being developed with Single-family Parking Standards
 - ▶ Tandem Parking Spaces not Permitted for ADU or Kitchenettes
 - ▶ Lack of On-street Parking Regulations/Enforcement



Department Recommendations

- ▶ Supports Ordinance with modifications to address some factors

Department Recommended Modifications:

1. Add new definition of “Bedroom”
2. Decrease requirement for 4 Bedrooms to 2 spaces
3. Allow for tandem parking of spaces for ADUs and kitchenettes
4. Require an additional parking space for wet bars
5. Change definition of “Dwelling unit” to require rooms to be “internally” connected
6. Increase the FYSB for garages/carports from 15’ to 18’

Planning Commission Recommendations

- ▶ **Maui PC Recommendation (October 14, 2025):**
 - ▶ Recommend Approval with Department Modifications as follows:
 - ▶ 1. Definition of Bedroom – Yes
 - ▶ 2. Decrease requirement for four bedrooms – Yes
 - ▶ 3. Tandem spaces for ADU and Kitchenettes – Yes
 - ▶ 4. Additional parking for wet bars – Yes
 - ▶ 5. Internal access only – No
 - ▶ 6. Increased setback for garage or carport – Yes
 - ▶ Other related comments
- ▶ **Lānaʻi PC Recommendation (October 15, 2025):**
 - ▶ Same as Maui Planning Commission recommendation
- ▶ **Molokaʻi PC Recommendation (January 14, 2026):**
 - ▶ Same as Maui Planning Commission, but recommended approval #5 for Molokaʻi
 - ▶ Other related comments



Comments on Bill 47, CD 1 Version

- ▶ CD 1 Version Implements 3 of the 6 Department Recommendations
- ▶ **Minor Concern: Proposed exception provision for 4-bedroom+ dwelling units**
 - ▶ Allows reduction from 3 spaces to 2 spaces if HOA prohibits on-street parking or roadways have a minimum 50' ROW
 - ▶ County does not enforce, regulate or monitor HOA CC&Rs
- ▶ **Recommendation:**
 - ▶ Remove reference to HOA provision
 - ▶ Retain the ROW exception, but reference two lanes of traffic flow and public parking on each side of roadway

DRIP Committee

From: Gregory J. Pfof <Gregory.J.Pfof@co.maui.hi.us>
Sent: Tuesday, March 10, 2026 3:16 PM
To: DRIP Committee
Subject: Bill 47 (2026) - Department of Planning PowerPoint Presentation
Attachments: CC Presentation Res Parking.pptx

Aloha-

Please find attached a copy of the PowerPoint presentation that the Planning Department would like to present during the 3/11/26 DRIP Committee meeting regarding Bill 47.

Mahalo,

Greg.

Gregory Pfof, AICP

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