

December 23, 2025

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MEMO TO: HLU-4(1) File

F R O M: Nohelani U'u-Hodgins, Vice-Chair *Nohelani U'u-Hodgins*  
Housing and Land Use Committee

SUBJECT: **TRANSMITTAL OF INFORMATIONAL DOCUMENT RELATING TO TEMPORARY INVESTIGATIVE GROUP ON POLICIES AND PROCEDURES FOR TRANSIENT VACATION RENTAL USES IN THE APARTMENT DISTRICTS; DISCUSSION ON RESOLUTION 25-230, REFERRING TO THE PLANNING COMMISSIONS A PROPOSED BILL TO ESTABLISH THE H-3 AND H-4 HOTEL DISTRICTS (HLU-4(1))**

The attached informational document pertains to Item 4(1) on the Committee's agenda.

hlu:ltr:004(1)af01:jgk

Attachment

# Resolution

No. 25-230

REFERRING TO THE LĀNA'I, MAUI, AND  
MOLOKAI PLANNING COMMISSIONS A  
PROPOSED BILL AMENDING THE  
COMPREHENSIVE ZONING ORDINANCE TO  
ESTABLISH THE H-3 AND H-4 HOTEL  
DISTRICTS

WHEREAS, the Council is considering a proposed bill on establishing the H-3 and H-4 Hotel Districts; and

WHEREAS, Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended, requires that the appropriate planning commissions to review proposed zoning and other land use ordinances and provide findings and recommendations to the Council; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That it refers the proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ESTABLISH THE H-3 AND H-4 HOTEL DISTRICTS," attached as Exhibit "1" to the Lāna'i, Maui, and Molokai planning commissions for appropriate action under Sections 8-8.4 and 8-8.6 of the Revised Charter of the County of Maui (1983), as amended; and
2. That certified copies of this Resolution be transmitted to the Mayor, Planning Director, Lāna'i Planning Commission, Maui Planning Commission, and Molokai Planning Commission.

APPROVED AS TO FORM AND LEGALITY:



Department of the Corporation Counsel  
County of Maui

INTRODUCED BY:

*Tom Cook*

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TOM COOK

EXHIBIT "1"

ORDINANCE NO. \_\_\_\_\_

BILL NO. \_\_\_\_\_ (2025)

A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING  
ORDINANCE TO ESTABLISH THE H-3 AND H-4 HOTEL DISTRICTS

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. In a report to the Council's Housing and Land Use Committee dated October 14, 2025, the Bill 9 Temporary Investigative Group recommended legislation establishing H-3 and H-4 Hotel Districts in Chapter 19.14, Maui County Code. According to the report, the legislation would allow existing Apartment District properties to continue Transient Vacation Rental uses, if appropriate, even if the Council enacts an ordinance phasing out TVRs as permitted uses in the A-1 and A-2 zones.

This Ordinance's purpose is to implement the Bill 9 TIG's recommendation.

SECTION 2. Section 19.06.010, Maui County Code, is amended to read as follows:

**"19.06.010 Districts designated.** 1. The County is divided into the following base zone districts:

- A. Open space districts:
  - 1. OS-1.
  - 2. OS-2.
- B. Residential districts:
  - 1. R-1.
  - 2. R-2.
  - 3. R-3.
- C. R-0 zero lot line residential district.
- D. Two-family districts.

- 1. D-1.
- 2. D-2.
- E. Apartment districts.
  - 1. A-1.
  - 2. A-2.
- F. Hotel districts.
  - 1. H-1.
  - 2. H-M.
  - 3. H-2 and hotel.
  - 4. H-3.
  - 5. H-4.
- G. Business districts:
  - 1. SBR service.
  - 2. B-CT country town.
  - 3. B-1 neighborhood.
  - 4. B-2 community.
  - 5. B-3 central.
  - 6. B-R resort commercial district.
- H. Industrial districts:
  - 1. M-1 light.
  - 2. M-2 heavy.
  - 3. M-3 restricted.
- I. Park districts:
  - 1. PK.
  - 2. GC.
- J. Airport district.
- K. Agricultural district.
- L. Rural districts:
  - 1. RU-0.5.
  - 2. RU-1.
  - 3. RU-2.
  - 4. RU-5.
  - 5. RU-10.
  - 6. County rural.
- M. Public/quasi-public districts:
  - 1. P-1.
  - 2. P-2.
- N. Kihei research and technology park district.
- O. Maui research and technology park district.
- P. Napili bay civic improvement district.
- Q. Urban reserve district.
- R. Interim.
- S. Maui County historic districts.
  - 1. Historic district no. 1 in Lahaina.
  - 2. Historic district no. 2 in Lahaina.
  - 3. Historic district no. 3 in Wailuku.

- T. Project Districts.
- U. Wailuku Redevelopment Area ("WRA") districts, including:
  - 1. WRA business/multi-family ([currently] designated as "Business Multi-Family on the digital zoning map).
  - 2. WRA commercial mixed use[.] ([currently] designated as "Commercial Mixed Use - MRA" on the digital zoning map).
  - 3. WRA multi-family ([currently] designated as "Multi Family - MRA" on the digital zoning map).
  - 4. WRA public/quasi-public ([currently] designated as "Public/Quasi Public - MRA" on the digital zoning map).
  - 5. WRA residential ([currently] designated as "Public/Quasi Public - MRA" on the digital zoning map).
- 2. The County has the following overlay zone districts:
  - A. Wetlands overlay district.
  - B. Planned development.
  - C. Cluster housing development.
  - D. R-0 zero lot line overlay district.
  - E. Wellhead protection overlay district."

SECTION 3. Section 19.14.010, Maui County Code, is amended to read as follows:

**"19.14.010 Purpose and intent.** A. A hotel district is a high density, multiple-family area bordering business districts or ocean fronts, or both. This district includes public and semi-public institutional and accessory uses.

B. Hotel districts include the following: H-1, H-M, H-2, hotel, H-3, and H-4.

C. The H-3 and H-4 districts are reserved for units or structures that had been in the A-1 and A-2 districts, respectively, and where transient vacation rentals had been permitted uses.

SECTION 4. Section 19.14.020, Maui County Code, is amended to read as follows:

**"19.14.020 Permitted uses.** [Within hotel districts, the] A. The following uses [shall be] are permitted[:] in the H-1, H-M, H-2, and hotel districts:

[A.] 1. Any use permitted in residential and apartment districts[;].

[B.] 2. Hotels[;].

[C.] 3. Apartment-hotels[;].  
[D.] 4. Auditoriums and theaters[;].  
[E.] 5. Automobile parking lots and buildings[;].  
[F.] 6. Bona fide nonprofit clubs and lodges[;].  
[G.] 7. Nonprofit museums, libraries, art galleries, and philanthropic institutions[; and].

[H.] 8. Cell or radio antenna attached to an existing building.

B. The following uses are permitted in the H-3 and H-4 districts:

1. Any use permitted in residential and apartment districts.

2. Transient vacation rental uses that were legally permitted the day before the effective date of the ordinance requiring transient vacation rental uses to be phased out in the A-1 and A-2 districts."

SECTION 5. Section 19.14.030, Maui County Code, is amended to read as follows:

**"19.14.030 Accessory uses and buildings. A. The following accessory uses are permitted in the H-1, H-M, H-2, and hotel districts:**

Accessory uses and buildings	Criteria or limitations
A. Energy systems, small-scale	[Provided] Only if there will be no detrimental or nuisance affect upon the neighbors
B. Fences	
C. Garages	
D. Eating and drinking establishments	1. All hotel and apartment-hotel buildings in which [such] the accessory uses [shall be] are permitted [and allowed shall] must contain more than [twenty] 20 rental units
E. Personal and business services	
F. Dancing and hula studios	
G. Flower, gift, and curio shops	
H. Music stores and studios	2. Personal service shops and businesses allowed as accessory uses [shall] must be operated primarily as an accessory service to, and for the convenience of tenants, occupants, and guests of apartment, hotel, and apartment-hotel buildings
I. Newsstands and magazine stands	
J. Pharmacies and drug stores	
K. Restaurants, with or without nightclub facilities	
L. Other accessory, business, or service establishments [which] that supply commodities or perform services primarily for the hotel guests; however, [such] the uses [shall] must be approved by the	3. Where the lot area is [in excess of twenty thousand] more than 20,000 square feet, doors and entrances to shops and businesses allowed as accessory uses may be permitted to open to the public

director of planning as conforming to the intent of this [title] <u>section</u>	street; further, the shops and businesses may be constructed as separate buildings[. provided,] if that location of [such] the shops and businesses [shall have] <u>has</u> been approved by the director of planning
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**B. Accessory uses under section 19.12.020 are permitted as accessory uses in the H-3 and H-4 districts."**

SECTION 6. Section 19.14.050, Maui County Code, is amended to read as follows:

**"19.14.050 Development standards.**

	H-1	H-M	H-2 & Hotel	H-3	H-4	Notes and Exceptions
Minimum lot area (square feet)	10,000	15,000	20,000	<u>10,000</u>	<u>10,000</u>	
Minimum lot width (in feet)	75	85	100	<u>70</u>	<u>70</u>	
Maximum building height (in feet)	35	90	160	<u>35</u>	<u>60</u>	Except that vent pipes, fans, elevator and stairway shafts, chimneys, cell or antennae, and equipment used for small scale energy systems on roofs may extend an additional 10 feet above the building roof
Minimum yard setback (in feet)						
Front and rear	$\frac{1}{2}$ the height of building with a minimum of 15 feet			15 feet for the portion of the building 35 feet or less in height, and		

				<u>20 feet for the portion of the building taller than 35 feet</u>	
Side	Building height in feet	Side yard in feet		<u>10 feet for the portion of the building 35 feet or less in height, and</u>	
	Less than 30	10		<u>20 feet for the portion of the building taller than 35 feet</u>	
	30 to 60	15 ft.			
	60 to 90	20 ft.			
	90 to 120	25 ft.			
	120 to 160	30 ft.			
Maximum lot coverage	25%	30%	35%	<u>25%</u>	<u>35%</u>
Maximum floor area ratio	50%	100%	150%	<u>40% for lots three acres or more, 50% for lots less than three acres</u>	<u>90%</u>
Accessory structures within setback area	Mail boxes, trash enclosures, boundary walls, and ground signs	Mail boxes, trash enclosures, boundary walls, and ground signs	Mail boxes, trash enclosures, boundary walls, and ground signs	<u>Mail boxes, trash enclosures, boundary walls, and ground signs</u>	[Shall] Must not exceed [8] eight feet in height except for signs for which a greater height is allowed in chapter 16.13[.of this code]

SECTION 7. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 8. This Ordinance takes effect on approval.

**APPROVED AS TO FORM AND LEGALITY:**

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Department of the Corporation Counsel  
County of Maui

paf:mkm:25-301e

INTRODUCED BY:



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TOM COOK