



*Land Use Planning • Sustainability Services • Community Planning • Development Permits*

April 4, 2019

Councilmember Ms. Tamara Paltin  
Chair, Planning and Sustainable Land Use Committee  
County of Maui  
200 South High Street  
Wailuku, Maui, Hawaii 96793

Dear Councilmember Tamara Paltin:

Re: **Waikapu Country Town Project (PLSU-30)** Response to Council  
Member Paltin's Letter Dated March 25, 2019

Thank you for your letter dated March 25, 2019 requesting revisions to the Waikapu Country Town zoning ordinance, and confirmation of the agricultural easement area.

Attached is a jump drive with revisions to the following figures: 1, 2A, 2B, 2I, 2M, and 2O and to Table 4. Note that your request for confirmation of the agricultural conservation easement area will be addressed shortly.

Should you have any questions, please contact me at (808) 269-6220 or by e-mail at [msummers@planningconsultantshawaii.com](mailto:msummers@planningconsultantshawaii.com).

Sincerely yours,

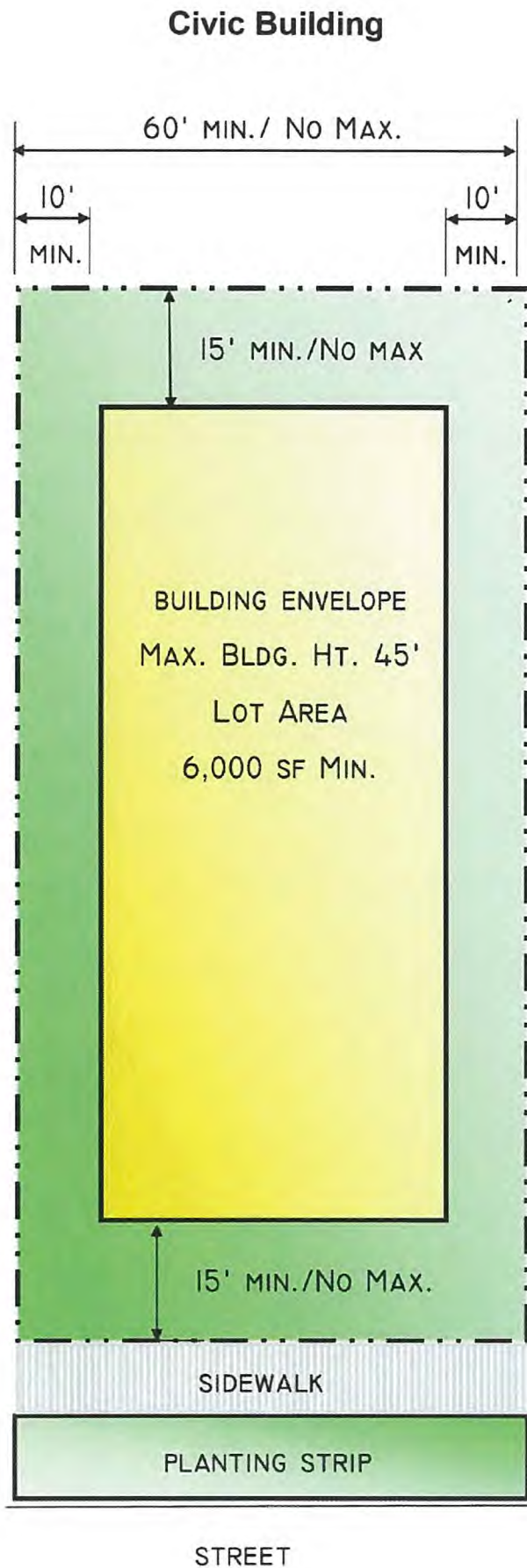
Michael J. Summers  
President

Attachment

c: Mr. Michael Atherton  
Mr. Albert Boyce



Figure 2, A: Civic Building



**Neighborhood Block & Lot Example**



**Figure 2, B: Civic Space**

**Civic Space Lot**

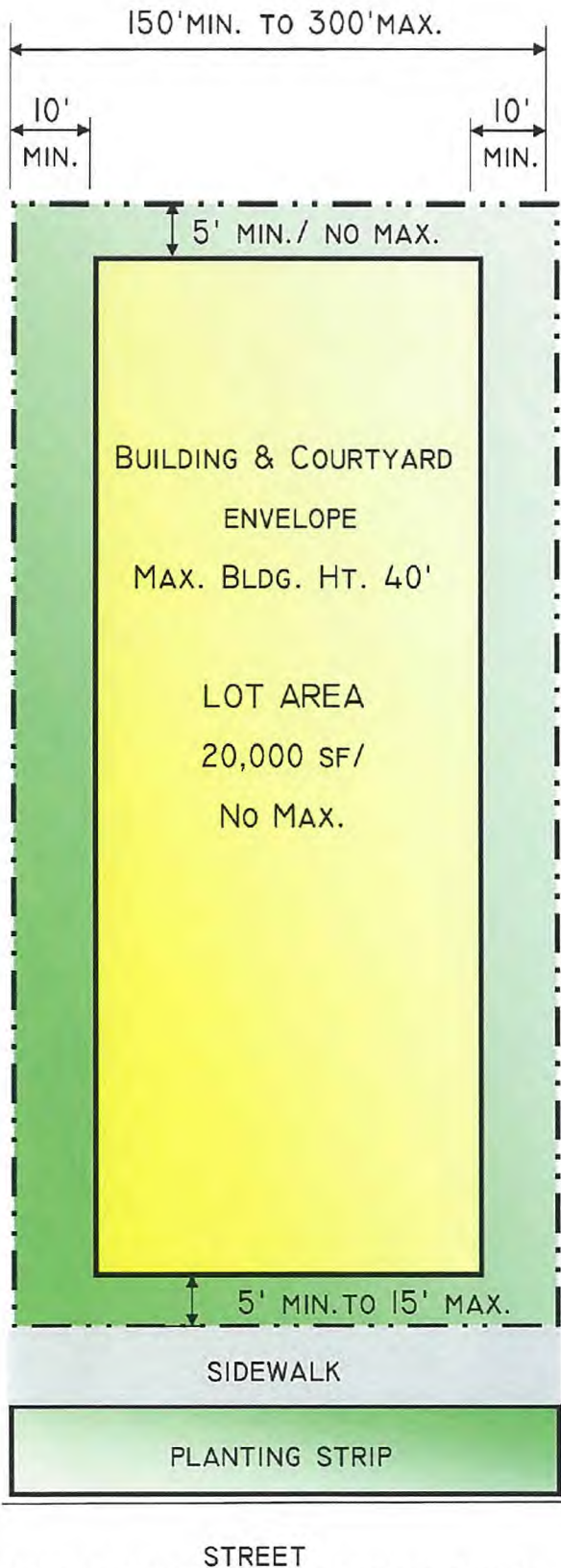
A Civic Space lot is located and designed to accommodate a civic space, which may include uses such as a community green, square, plaza, passive park area, playground, community garden, farm plot, or natural or historic area worthy of preservation.

There are no minimum lot size requirements, setbacks, lot width, building height or other development standards required of Civic Space lots.

**Neighborhood Block & Lot Example**



## Multi-Family Courtyard

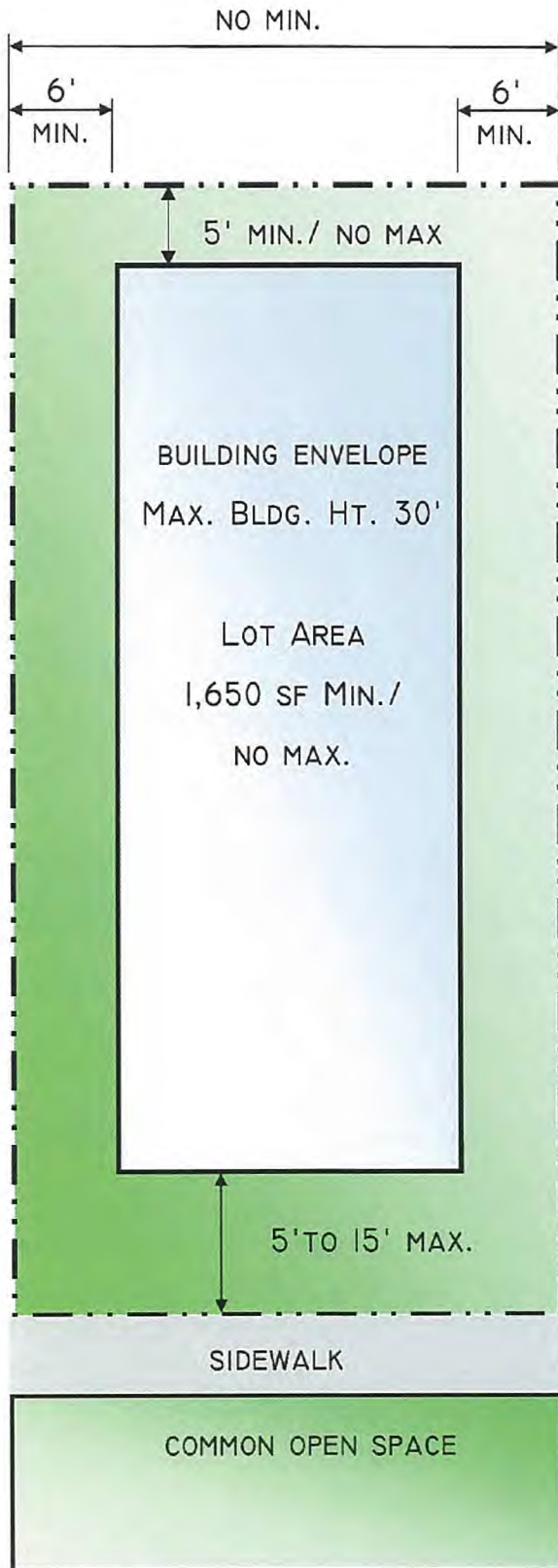


## Neighborhood Block & Lot Examples



1. Parking access is by alley, side drive, or secondary street
2. Maximum FAR is 70%
3. Minimum street frontage is 50%

## Single-Family Green Court

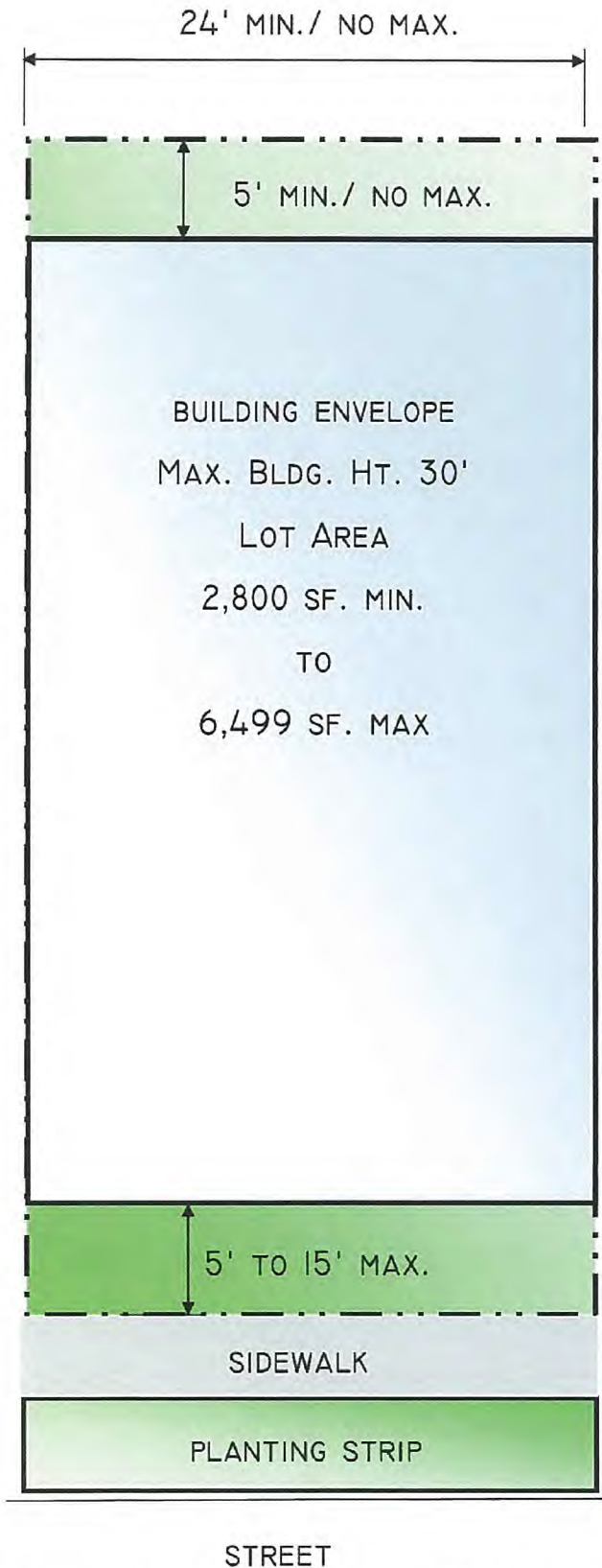


## Neighborhood Block & Lot Example



1. Parking access is by alley
2. Front setback applicable to portion of building fronting upon the street
3. Minimum street frontage is 60%

## Single-Family Small Lot



## Neighborhood Block & Lot Example



1. Parking access is permitted by alley, side drive, front entry drive, or secondary street
2. Parking access is required by alley for blocks where the lot sizes are less than 4,500 square feet
3. Maximum number of front entry driveway lots fronting each of a block's street frontage is 20%
4. Minimum street frontage is 60%

## 19.96.110 Lot type development standards.

Table 4: Lot type development standards

	Lot Area (Min/Max) In SF	Lot Width (Min/Max In ft.)	FAR (Net Min / Max in %)	Building Height (Max in ft.)	Parking Access	Setbacks in ft.			Street Frontage (Min in %)
						Front (Min/Max)	Rear (Min)	Side (Min)	
<b>Civic space</b>	no min / no max	no min / no max	N/A	N/A	N/A	N/A	N/A	N/A	N/A
<b>Civic building</b>	6,000 / no max	60 / no max	N/A	45	N/A	15/ no max	15	10	N/A
<b>Commercial / retail <b>and</b> employment</b>	3000 / no max	30 / no max	200	45	Alley, Side Drive or Secondary Street	0 / 10	5	0	70
<b>Commercial and residential</b>	2,000 / no max	20 / 80	N/A	48	Alley, Side Drive or Secondary Street	0 / 10	5	0	60
<b>Duplex</b>	4,800 / 10,800	35 / 90	N/A	35	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
<b>Light industrial</b>	6,000 / no max	60 / no max	NA	35	N/A	10/ no max	6	6	60
<b>Multi-plex</b>	4,800 / 18,000	45/ no max	N/A	40	Alley, Side Drive or Secondary Street	5 / 15	5	6	70
<b>Multi-family complex</b>	10,000 / no max	60 / no max	90	40	N/A	15 / no max	10	10	N/A
<b>Multi-family courtyard building</b>	20,000 / no max	150 / 300	70	40	Alley, Side Drive or Secondary Street	5 / 15	5	10	50
<b>Parking</b>	no min. / no max.	45 / 150	N/A	N/A	N/A	12 / no max	4	4	N/A
<b>Rural</b>	21,780 / no max	100 / no max	N/A	30	N/A	25 / no max	15	15	N/A
<b>Single-family cottage complex</b>	10,000 / no max	60 / no max	N/A	30	Alley, Side Drive or Secondary Street	10 / no max	10	10	N/A
<b>Single-family green court</b>	1,650 / no max	N/A	N/A	30	Alley	5 / 15 <sup>2</sup>	5	6	60
<b>Single-family large lot</b>	6,500 / no max	45 / no max	N/A	30	Alley, Side Drive, Front Entry Drive <sup>3</sup> or Secondary Street	5 / 20	6	6	40
<b>Single-family small lot</b>	2,800 – 6,499	24 / no max	N/A	30	Alley, Side Drive, Front Entry Drive <sup>4</sup> or Secondary Street	5 / 15	5	0	60

<sup>2</sup> Setback applicable to portion of the building fronting upon the street

<sup>3</sup> No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway

<sup>4</sup> No more than 20% of lots fronting upon each side of a block may be accessed by a front entry driveway