

# Title 19 Zoning Rewrite

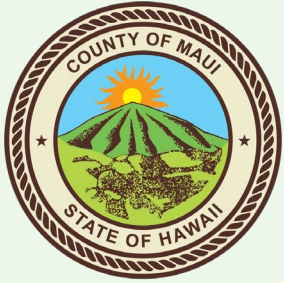
## **Informational Update**

Department of Planning  
Housing and Land Use Committee  
June 17, 2026

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# T19 Rewrite Team

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## Department of Planning

County of Maui  
Plan Implementation Division  
Email: [T19Rewrite@MauiCounty.gov](mailto:T19Rewrite@MauiCounty.gov)



## Orion Planning + Design

[OrionPlanningDesign.com](http://OrionPlanningDesign.com)

## Planning Department Advisory Committee

Planning Director  
Plan Implementation Division Chief  
Current Planning Division Chief  
Administrative Planning Officer  
Zoning Inspector Supervisor  
Long Range Planning Division  
Corporation Counsel

***So...what's going  
on with the Title  
19 Rewrite?***

# Presentation Overview

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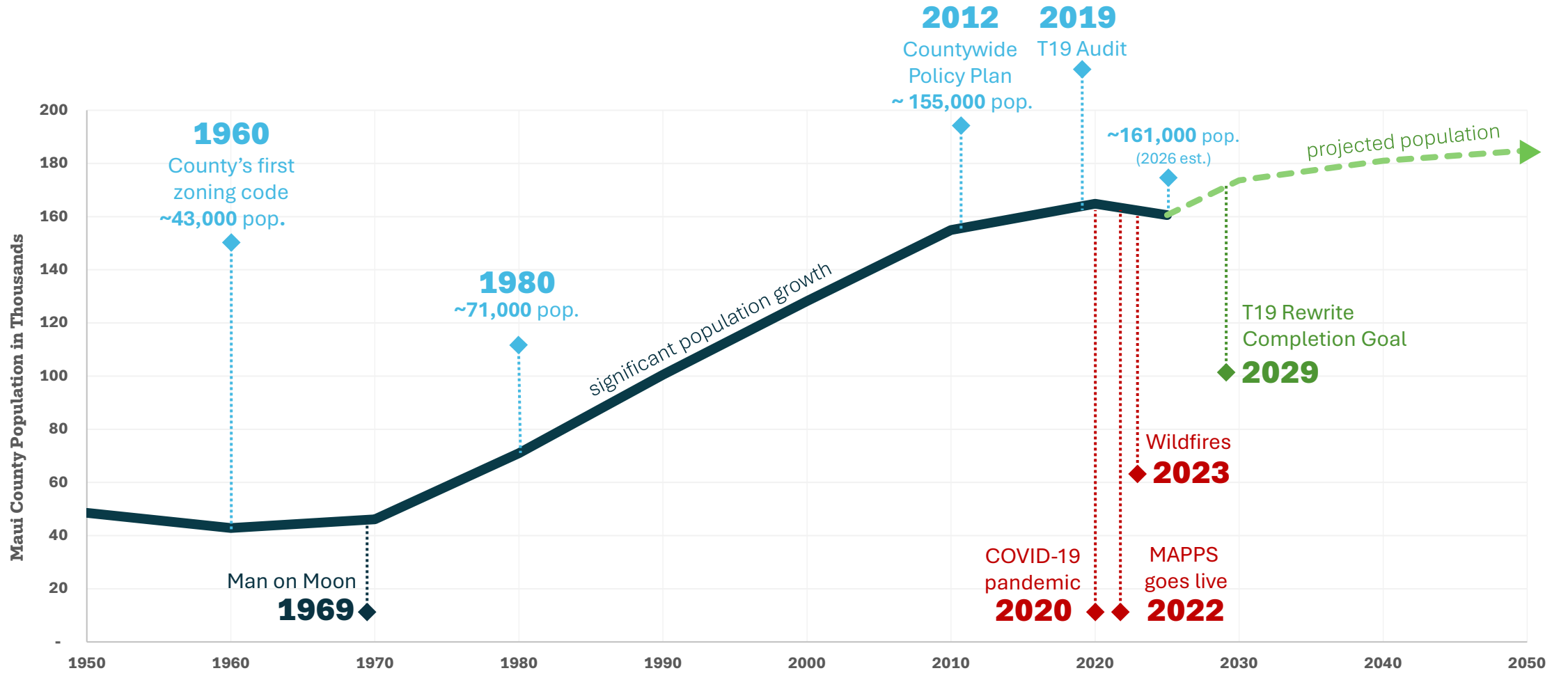


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# Background

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# Mau County Timeline



Sources: Department of Business, Economic Development & Tourism (DBEDT), U.S. Census Bureau

# What is Title 19?



Title 19 is the Zoning Ordinance within Maui County Code



Regulates what structures and land are used for, where a structure may locate on a lot, and how big it can be



Identifies Zoning Districts so that use, size, setbacks, and heights are tailored to the character of each Zoning District



Regulates other elements of site development, such as accessory structures, parking, and landscaping



Contains Applications and Procedures for permits administered by the Planning Department



Administered by the Planning Department

# Maui County Code of Ordinances

<b>Title 16 Buildings &amp; Construction</b>	<b>Title 18 Subdivisions</b>	<b>Title 19 Zoning</b>
<b>Planning Administers - NO</b> ❌	<b>Planning Administers - NO</b> ❌	<b>Planning Administers - YES</b> ✅
Permits for construction, alteration, moving, demolition, repair, and use of any building or structure.	Permit required when land is divided into two or more lots or for a consolidation or resubdivision of lots.	Permits for certain land use activities, changes, and design reviews.
Various <b>Permit Types</b> are generally related to safety and construction standards. (Building, Driveway, Electrical, Fire, Flood Development, Grading and Grubbing, Plumbing, Certificate of Occupancy)	<b>Permit Types</b> Subdivision	Various <b>Permit &amp; Review Types</b> related to conditional and special uses of land, zoning designation changes, design reviews, off-street parking, Bed & Breakfast, and Short-Term Rental Homes.
Planning may be a reviewing agency.	Planning is a reviewing agency.	Planning is approving agency or may require review / approval by Planning Commission(s), Cultural Resources Commission, or County Council.

County of Maui, Hawaii - Code of Ordinances / Title

VERSION: MAR 13, 2026 (CURRENT)

- > Title 1 - GENERAL PROVISIONS
- > Title 2 - ADMINISTRATION AND PERSONNEL  
**amended**
- > Title 3 - REVENUE AND FINANCE
- > Title 5 - BUSINESS LICENSES AND REGULATIONS
- > Title 6 - ANIMALS
- > Title 8 - HEALTH AND SAFETY
- > Title 9 - PUBLIC PEACE, MORALS AND WELFARE
- > Title 10 - VEHICLES AND TRAFFIC
- > Title 11 - PUBLIC TRANSIT
- > Title 12 - STREETS, SIDEWALKS AND PUBLIC PLACES
- > Title 13 - PARKS AND RECREATION
- > Title 14 - PUBLIC SERVICES
- > **Title 16 - BUILDINGS AND CONSTRUCTION**
- > **Title 18 - SUBDIVISIONS**
- > **Title 19 - ZONING** **amended**
- > Title 20 - ENVIRONMENTAL PROTECTION
- > Title 22 - DEPARTMENT OF AGRICULTURE

# Title 19 Audit and Rewrite Goals

## Audit Findings



Code organization and readability is weak



Historic buildings face obstacles under T19



The code lacks flexibility



Text and maps are difficult to read and access



Processes aren't clear and transparent



Housing is unaffordable for many people



Maui is auto-centric and T19 adds to congestion



Short-Term rental regulations are burdensome



Interim and stacked zoning produce undesirable outcomes



There is little contextual design or placemaking



Agricultural zoning practices aren't working

## Rewrite Goals

- Implement goals and policies of the General Plan
- Be user-friendly and simple to understand
- Create a cohesive, organized, and modernized code
- Promote well-designed communities
- Assess existing content and recommend best practices
- Streamline permit processes (where possible)
- Convey concepts with quality illustrations and tables
- Incorporate a Table of Uses
- Consolidate and update Definitions

# Progress Overview

2019-2023	2024-2025	2026
<ul style="list-style-type: none"><li>• Orientation and site visits with Orion Planning + Design</li><li>• Stakeholder Meetings</li><li>• Planning Commission Orientations</li><li>• Assessment of existing Title 19 code (with previous Department staff and management)</li><li>• Developed significant amount of code content in alignment with new Community Plan designations</li></ul>	<ul style="list-style-type: none"><li>• Lessons learned from other jurisdictions’ zoning rewrites (successes and failures)</li><li>• Met with Kaua’i County Planning Department – comprehensive code update failure &amp; incremental approach success</li><li>• Established Planning Department T19 Taskforce weekly meetings</li><li>• Developed a new approach to bring T19 through to adoption</li></ul>	<ul style="list-style-type: none"><li>• Reorganization of Title 19 Articles &amp; Chapters</li><li>• Developed new Table of Contents numbering reference system for T19 framework</li><li>• Revamped project website: T19Rewrite.org</li><li>• Preparing Draft Article 1 – General Provisions (refer to slide 21)</li><li>• Two-day workshop with Planning and Orion to assess existing Application processes identified in Module 1 (refer to slide 21)</li><li>• Initiated development of draft Chapters identified in Modules 1</li><li>• Assessing existing processes and standards identified in Module 2 underway (refer to slide 21)</li></ul>



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# Zoning 101

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# Elements of Zoning

## Zoning Ordinance

MAUI COUNTY CODE

Search or jump to

Select Language

County of Maui, Hawaii - Code of Ordinances / CODE OF THE COUNTY OF MAUI, HAWAII

VERSION: MAR 13, 2026 (CURRENT)

- Title 19 - ZONING **amended**
  - Article I. - Interim Zoning Provisions
  - Article II. - Comprehensive Zoning Provisions
  - Article III. - Maui County Historic Districts
  - Article IV. - Regulation of Miscellaneous Areas
  - Article V. - Administration and Enforcement
- Title 20 - ENVIRONMENTAL PROTECTION
- Title 22 - DEPARTMENT OF AGRICULTURE

STATUTORY REFERENCES FOR HAWAII COUNTIES

TABLES

I. - STREET NAME CHANGES

### CODE OF THE COUNTY OF MAUI, HAWAII

A Codification of the General Ordinances of the County of Maui, Hawaii

Beginning with Supp. 29, Supplemented by Municipal Code Corporation

# municode

POWERED BY CIVICPLUS

info@municode.com | 800.262.2633 | www.municode.com  
P.O. Box 2235 Tallahassee, FL 32316

PREFACE

The CODE OF THE COUNTY OF MAUI, HAWAII, originally published by Book Publishing Company, has been kept current by regular supplementation by Municipal Code Corporation, its successor in interest.

## Zoning Map

### Legend

#### Zoning

- R-0 Residential
- R-1 Residential
- R-2 Residential
- R-3 Residential
- Residential - MRA
- Multi Family - MRA
- D-1 Duplex
- A-1 Apartment
- A-2 Apartment
- H Hotel
- H-1 Hotel
- HM Hotel
- H-2 Hotel
- B-1 Business-Neighborhood
- B-2 Business-Community
- B-3 Business-Central
- B-CT Business-Country Tow
- Commercial Mixed Use - MRA
- Business Multi Family - MRA
- SBR Service Business Residential
- M-1 Light Industrial
- M-2 Heavy Industrial
- M-3 Heavy Industrial
- AP Airport
- AG Agriculture
- R Rural
- RU-0.5 Rural 1/2 Acre
- RU-1.0 Rural 1 Acre
- KRTP Kihei Research and Technology Park
- MRTP Maui Research and Technology Park
- PD Project District
- HD-1 Historic District 1

# What is Zoning?

## Definition

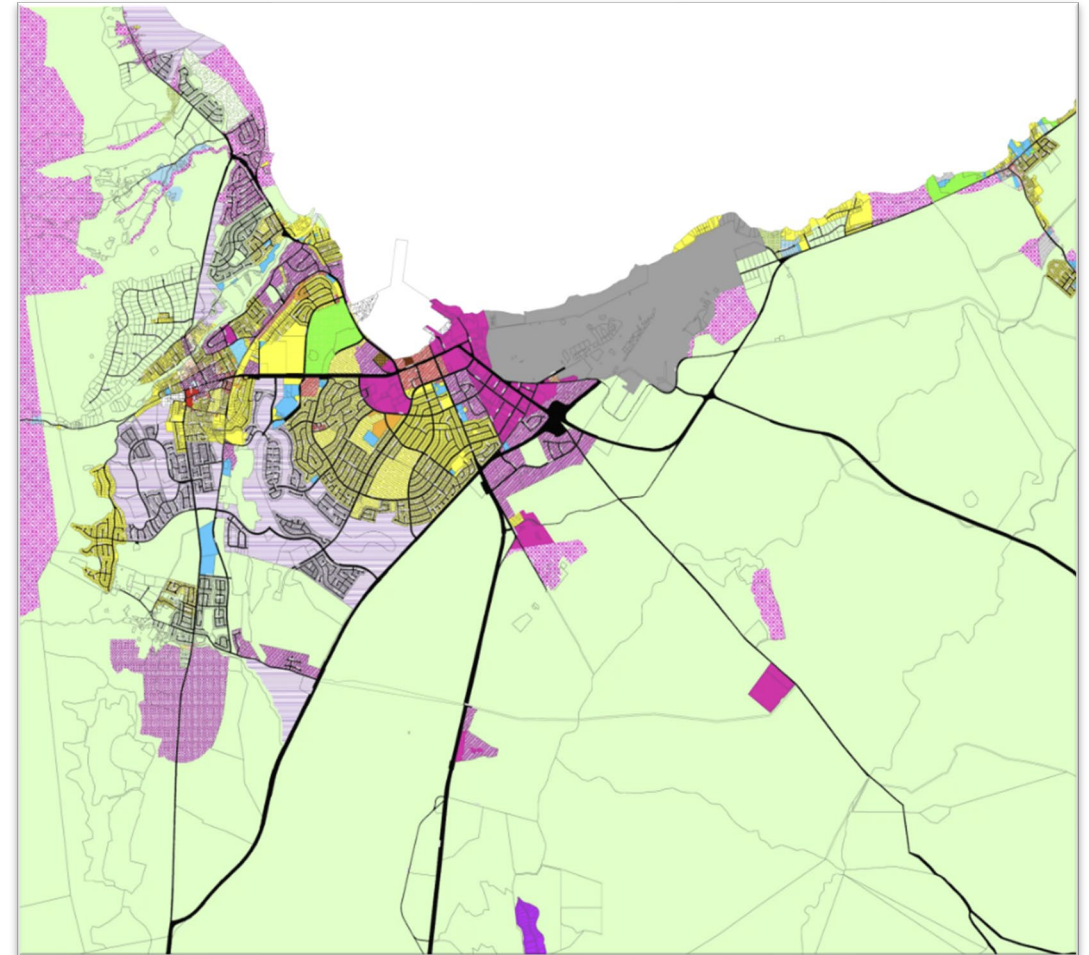
A regulatory tool used by local governments to organize land and determine how it can be used and developed.

## Authority

Derived from the state's police power, delegated to the County via Hawaii Revised Statutes (HRS) Section 46-4.

## Purpose

To protect public health, safety, and welfare by separating incompatible land uses and ensuring orderly development.

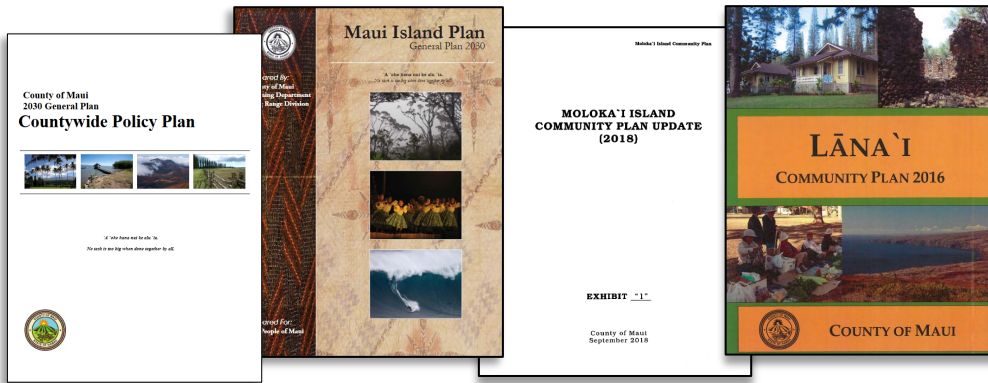


Source: County of Maui ArcGIS Zoning Viewer

# Relationship Between Plans and Zoning

## General Plan

Countywide Policy Plan – Maui Island Plan – 9 Community Plans



## Title 19 - Zoning Code



Maui County Code is a book of laws organized into smaller sections called titles. Title 19 is the section that addresses zoning.

As part of the General Plan, Community Plans are developed in collaboration with the community and establish the long-term vision, policies and future land use designations for a 20-year period.

The zoning code is the regulatory tool used to implement the vision of the plans and govern present-day development. Without it, the General Plan is difficult to implement.

*HRS 46-4 requires that zoning be accomplished within the framework of a long-range, comprehensive general plan.*

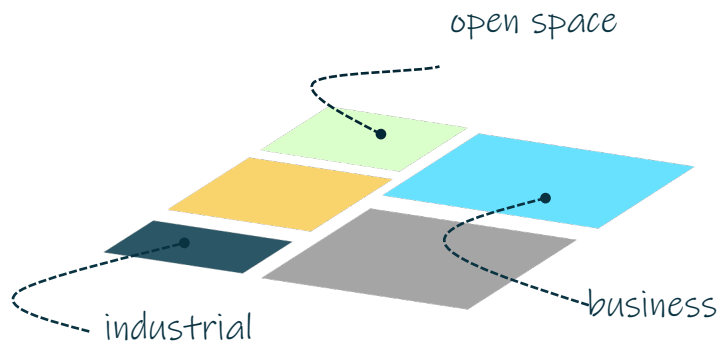
# What Zoning CAN Do

<b>Regulate Physical Form</b>	<b>Separate Uses</b>	<b>Establish Standards</b>	<b>Implement Policy</b>	<b>Create Predictability</b>
<p>Control building height, bulk, placement, lot coverage, and density.</p>	<p>Prevent incompatible land uses from negatively impacting one another.</p>	<p>Mandate requirements for parking, setbacks, and landscaping, among other site design considerations.</p>	<p>Serve as the legal mechanism to realize the goals of the General Plan.</p>	<p>Establish clear administrative processes for permits and provide certainty for property owners and neighbors.</p>

# Zoning District Elements

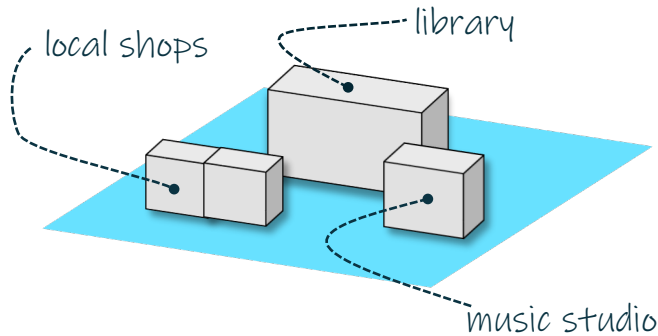
Zoning is a set of rules that shapes how we use land in our community.

## Where we build.



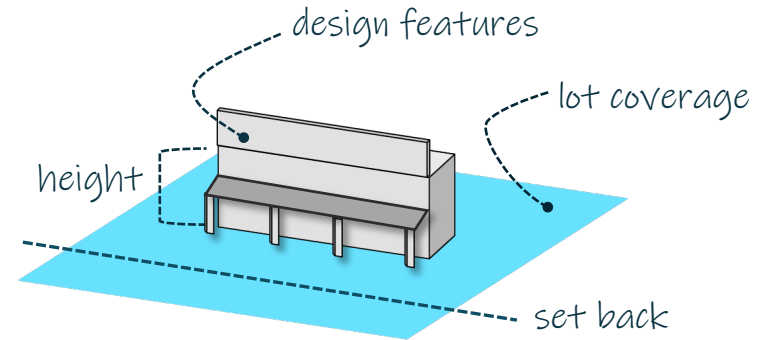
Land is assigned to a **zoning district** through the planning process.

## What we build.



A set of **allowed, accessory, and special uses** are defined for each zoning district.

## How we build.



**Development standards, such as height and setbacks, are established to regulate building placement and dimensions.**

# What Zoning **CANNOT** Do



<b>Control Market Forces</b>	<b>Regulate People</b>	<b>Override Higher Authority</b>	<b>Erase Existing Uses</b>	<b>Solve All Problems</b>
<p>Cannot guarantee property values, dictate economic outcomes, or force development to occur.</p>	<p>Cannot dictate who lives in a community or control human behavior (subject to Fair Housing Act).</p>	<p>Cannot supersede State Land Use Districts, Special Management Area (SMA) rules, or FEMA flood zones.</p>	<p>Cannot retroactively eliminate lawful, existing uses without due process (nonconforming use protections).</p>	<p>Cannot independently resolve complex social issues without complementary public policies and investments.</p>

# What Title 19 **IS NOT**



**Special Management Area (SMA)**  
(HRS Chapter 205A – Coastal Zone  
Management & Planning Commissions Rules)

**! Note!**

The SMA is administered by the Planning Department, but not part of T19.

Zoning standards still apply to developments in the SMA.

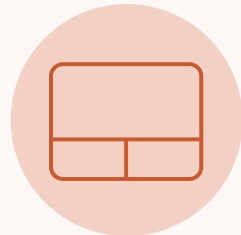


**Building Code or Building Permits**  
(Title 16)  
Cert. of Occupancy, Electrical, Fire, Plumbing,  
Grading/Grubbing, Water, Wastewater

**! Note!**

Titles 16 and 18 are not administered by the Planning Department.

Zoning standards still apply to all developments.



**Subdivision Code and Permits**  
(Title 18)



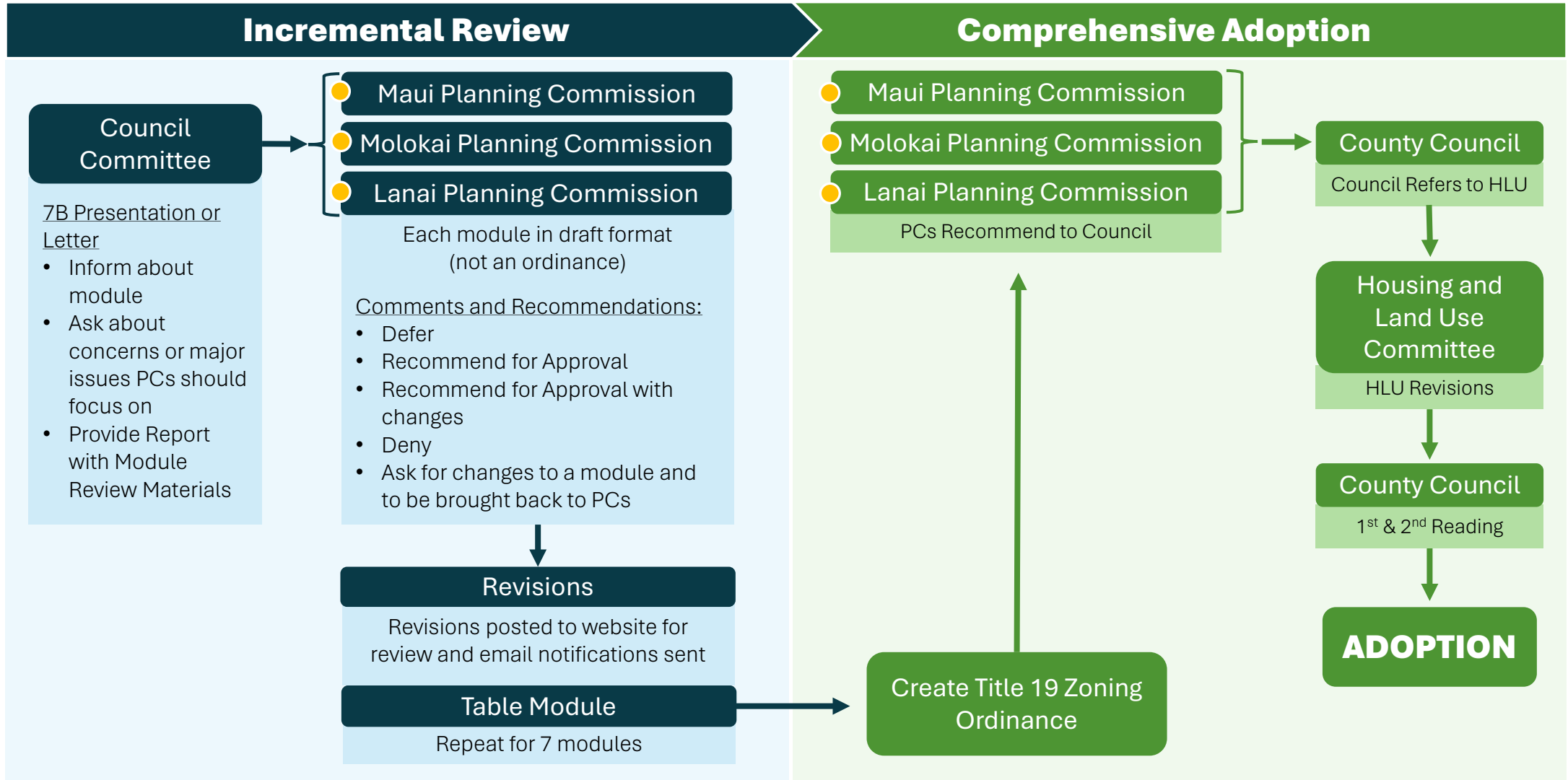
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# **Review & Adoption Process**

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# Process to Adoption

● = 45 Day Public Hearing Notice



# Drafting Modules

## Module 1

### Article 1

General Provisions

### Article 2

General Provisions

Applications and Procedures

State Land Use District Boundaries

Conditional Permits

Variances and Appeals

Planned Development

## Module 2

### Article 2

Short-Term Rental Homes

Bed & Breakfast Homes

Off-Street Parking and Loading

Accessory Dwellings

Home Business

Civic Improvement District

R-0 Lot Line Overlay District

Cluster Housing Development

Open Space Incentive System

Enforcement

## Module 3

### Article 3

Residential

R-0 Lot Line Residential

Two-Family (Duplex)

Apartment

## Module 4

### Article 3

Service Business Residential

B-CT Country Town Business District

B-1 Neighborhood Business District

B-2 Community Business District

B-3 Central Business District

B-R Resort Commercial District

Hotel District

M-1 Light Industrial

M-2 Heavy Industrial District

M-3 Restricted Industrial District

## Module 5

### Article 3

Open Space District

Park Districts

Agricultural District

Rural Districts

Public/Quasi-Public Districts

## Module 6

### Article 3

Districts and Boundaries

Maui County Historic Districts

Airport District

Urban Reserve District

Interim Zoning Provisions

Table of Uses

### Article 4

Wailuku Redevelopment Area

Napili Bay Civic Improvement District

## Module 7

### Article 5

Time Sharing Plans

Wetlands Overlay District

Wellhead Project Overlay District

Project District Development

Interim Restrictions on the Development of Hotels

Moratorium On Transient Accommodation Permits on Lanai

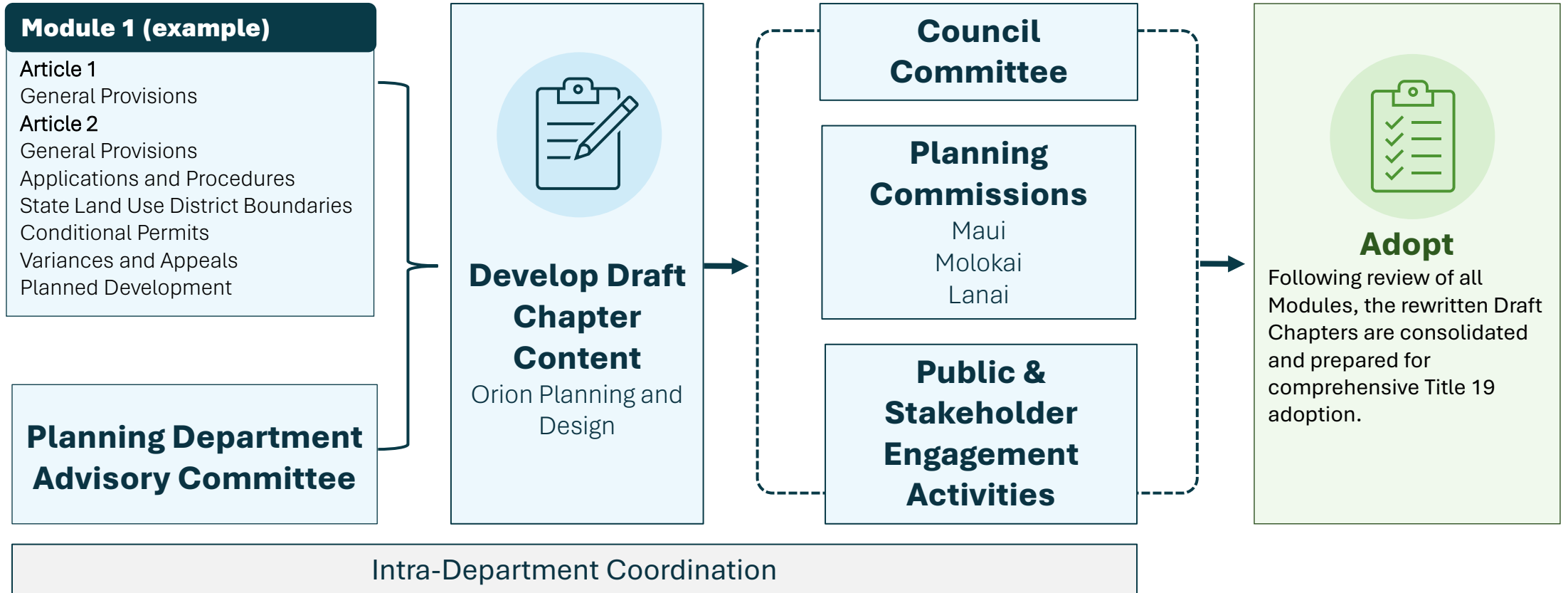
### Article 6

Definitions




### Article 2

Project District Processing Regulations

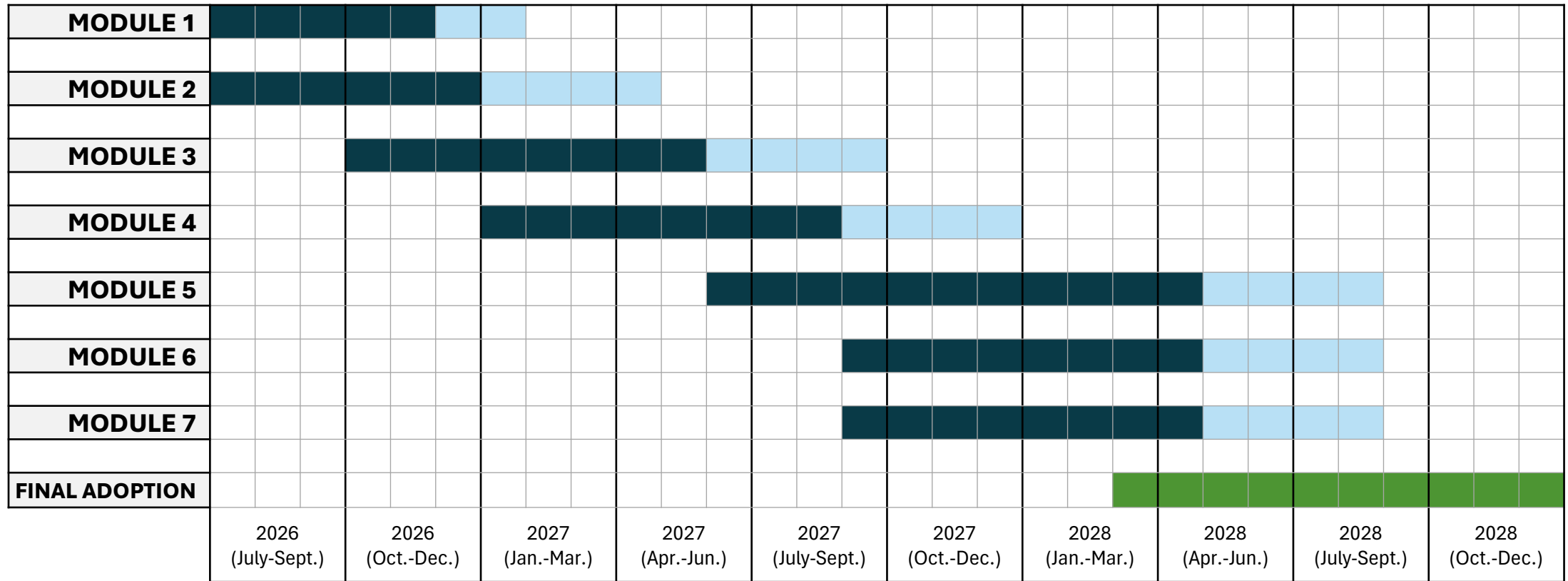
# Module Development



# Engagement Strategies

<b>Who We Engage</b> 	<b>How We Engage</b> 	<b>When We Engage</b> 
<p><b>General Public</b></p>	<ul style="list-style-type: none"> <li>➤ Information sharing sessions (virtual meetings)</li> <li>➤ Commenting period</li> <li>➤ Surveys</li> <li>➤ T19 website (<a href="http://www.t19rewrite.org">www.t19rewrite.org</a>)</li> <li>➤ General Plan alignment</li> <li>➤ Public hearings</li> </ul>	<ul style="list-style-type: none"> <li>➤ Kept informed through drafting</li> <li>➤ Feedback collected with Planning Commission &amp; Council meetings</li> <li>➤ 2 drafting checkpoints – dates TBD!</li> </ul>
<p><b>Stakeholder Groups</b></p>	<ul style="list-style-type: none"> <li>➤ Workshop approach to sharing material and hosting discussion</li> <li>➤ Feedback via in-depth survey tools</li> </ul>	<ul style="list-style-type: none"> <li>➤ Checkpoints during each drafting module</li> </ul>
<p><b>Planning Commissions</b></p>	<ul style="list-style-type: none"> <li>➤ Planning Commission Meetings</li> </ul>	<ul style="list-style-type: none"> <li>➤ Following each module</li> </ul>
<p><b>Maui County Council</b></p>	<ul style="list-style-type: none"> <li>➤ Council Meetings and Council Committee</li> </ul>	<ul style="list-style-type: none"> <li>➤ Following each module</li> </ul>
<p><b>Planning Department Staff</b></p>	<ul style="list-style-type: none"> <li>➤ Intensive module workshops</li> <li>➤ Soliciting comments across divisions</li> <li>➤ Review opportunities</li> <li>➤ Regular Taskforce meetings</li> </ul>	<ul style="list-style-type: none"> <li>➤ Continuous collaboration</li> </ul>
<p><b>Other County Departments</b></p>	<ul style="list-style-type: none"> <li>➤ Informed and consulted as needed.</li> </ul>	<ul style="list-style-type: none"> <li>➤ Continuous collaboration as needed</li> </ul>

# Timeline



**Drafting & Review Phase:**  
 Modules have a drafting and review period lasting roughly 8–11 months.

**Incremental Review Phase:**  
 Each module concludes with a 2–4 month review by Council Committee and Planning Commissions.

**Final Adoption Phase:**  
 The "Final Adoption" phase indicates 10 months.



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# Next Steps

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# Next Steps

## 2026

### Planning Commission (PC) Updates

Maui P.C.

July 14 (9 a.m.)

Lānaʻi P.C.

July 15 (5 p.m.)

Molokaʻi P.C.

July 22 (11 a.m.)

### Summer - Fall

- Drafting of Module 1 Chapters in Process
- Reviewing Existing Chapters in Module 2

### Fall

- Public/Stakeholder Engagement
- Module 1 Draft Chapters to:
  - ❖ Council Committee
  - ❖ Planning Commissions
- Module 2 Workshop
  - ❖ Planning Dept.

### Fall - Winter

- Module 1, Revisions
- Module 2, Drafting
- Module 3, Review Existing

## 2027

### Winter

- Module 1 -Finalize review
- Module 2 Draft Chapters to:
  - ❖ Council Committee
  - ❖ Planning Commissions

### Spring

- Module 2 – Finalize review

### Upcoming

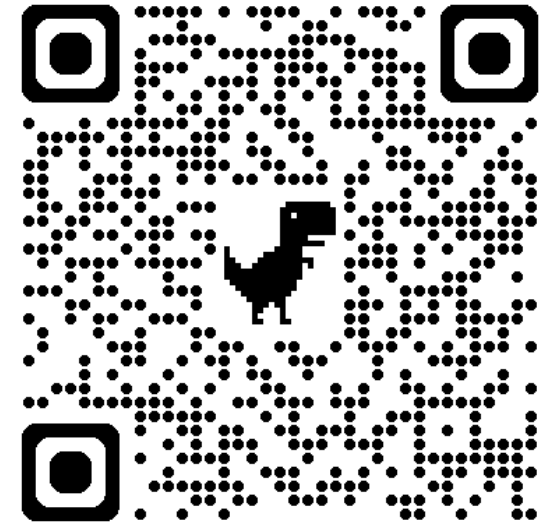
- Module 3
- Module 4
- Module 5 (2027-28)
- Module 6 (2027-28)
- Module 7 (2027-28)

# Project Website



Project Website: [www.t19rewrite.org](http://www.t19rewrite.org)

Email: [T19Rewrite@MauiCounty.gov](mailto:T19Rewrite@MauiCounty.gov)



Scan me!



# Discussion & Questions

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**Mahalo!**



## HLU Committee

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**From:** Jacalyn M. Takakura <Jacky.Takakura@co.maui.hi.us>  
**Sent:** Tuesday, June 16, 2026 8:30 AM  
**To:** HLU Committee  
**Cc:** James G. Krueger; Scott Forsythe; Ana L. Lillis  
**Subject:** 6/17 HLU presentation  
**Attachments:** T19\_Presentation\_Draft Final HLU June 15.2026.pdf

Good morning

Attached please find the PDF of the PowerPoint presentation from the Department of Planning for HLU-3(5) Maui County Code Title 19 Rewrite Project.

Mahalo

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