

ORDINANCE NO. _____

BILL NO. 21 (2025)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.36B,
MAUI COUNTY CODE, RELATING TO EXEMPTING PARKING
IN A SPECIFIC BOUNDARY AREA OF LĀNAʻI CITY

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

SECTION 1. Findings and purpose. The Lānaʻi Country Town Business District Design Guidelines (“Guidelines”) indicate that all permitted uses established in Chapter 19.15 – B-CT Country Town Business District (“B-CT”) are exempt from the parking requirements established in Chapter 19.36B – Off-street parking and loading.

Supporting the Guidelines, section 19.36B.040(B) indicates that the “guidelines adopted under chapter 19.15 of this code, if any, shall prevail over this chapter if there is a conflict.” Thus, uses on Lānaʻi that are within the B-CT district are exempt from providing parking associated with that use. All B-CT districts on Lānaʻi are in Lānaʻi City.

Dole Park, within Lānaʻi City, is located within the boundaries of Fraser Avenue to the west, Lānaʻi Avenue to the east, Seventh Street to the north, and Eighth Street to the south. With exception to a small parcel within the Dole Park boundary, which is zoned Public/Quasi Public (P-1), the remainder of Dole Park is zoned Park (PK). Immediately adjacent to Dole Park along Seventh Street and Eighth Street are angled parking spaces available for the general public’s use.

Most of the properties surrounding Dole Park are zoned B-CT, and therefore their uses are exempt from providing parking spaces because according to the Guidelines the angled parking spaces adjacent to Dole Park provide sufficient parking for their use. While the B-CT properties surrounding Dole Park are exempt from providing parking spaces for their respective uses, the uses within Dole Park, due to their PK and P-1 zoning designations, are required to comply with the parking requirements of Chapter 19.36B despite their immediate adjacency to the angled parking spaces. To provide equity, the purpose of this ordinance is to allow the uses within the PK and P-1 zoning designations of Dole Park to also be exempt from Chapter 19.36B.

SECTION 2. Section 19.36B.040, Maui County Code, is amended to read as follows:

“19.36B.040 – General requirements for parking areas.

A. This chapter [shall apply] applies to all off-street parking areas, whether or not required. Every off-street parking area shall be maintained to comply with the requirements of this chapter. Parking spaces or areas may be eliminated or reduced only to the extent that the remaining amount conforms to this chapter’s requirements. Required parking spaces, aisles, driveways, and lanes, except for those accessory to any type of dwelling, [shall] must be for active vehicle parking, meaning that [no] sales, merchandise displays, mobile food trucks, dead storage, repair work, dismantling, or servicing of any kind, including storage of damaged vehicles, [shall] must not be conducted in such areas. If required parking spaces for dwellings are used for storage, then alternative required parking must be provided onsite.

B. B-CT country town business district design guidelines adopted [pursuant to] in accordance with chapter 19.15 [of this code], if any, [shall] will prevail over this chapter if there is a conflict.

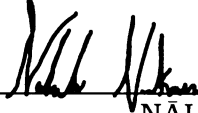
C. Historic district parking standards adopted [pursuant to] under chapter 19.52 [of this code], if any, [shall] will prevail over this chapter if there is a conflict.

D. On Lānaʻi, within the boundaries of Fraser Avenue to the west, Lānaʻi Avenue to the east, Seventh Street to the north, and Eighth Street to the south, all permitted uses established for the zoning districts within this boundary area are exempt from the parking requirements established in chapter 19.36B.”

SECTION 3. 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 4. This Ordinance takes effect on approval.

APPROVED AS TO FORM AND LEGALITY:



NAHULU NUNOKAWA

Department of the Corporation Counsel
County of Maui

LF2024-1824
2024-12-05 Ord Amd 19.36B.040

INTRODUCED BY:

A handwritten signature in cursive script, appearing to read "Alice L. Lee", positioned above a horizontal line.

ALICE L. LEE

Upon the request of the Mayor.