

Section 1.2 How to Change this Plan

There are three ways to update or amend community plans. The first is during the update process, led by the Department. As discussed in Section 2.80B.090, MCC, community plans **[should] shall** be updated or revised every 10 years. This 2020 update of the Plan falls under this type of update.

Commented [AP1]: [MCC 2.80B.090 uses the word "shall." The word "should" does not appear. Replace "should" with "shall."]

Appendix D | Community Plan Designations

Community plan designations ~~are general descriptions of the types of~~ describe the land uses ~~and places that the community wants to allow that the community envisions~~ in a given area as it is developed over the 20-year planning period. The designations also describe the community's preference for density, scale and form of the built environment, and how people will travel within their community. Each designation also includes a few images showing building types and suggested street types to help the community and decision-makers picture the kinds of development that are ~~encouraged~~ allowed. The street type images are from the Department of Public Works' [Street Design Manual](#) (December, 2018. <https://www.mauicounty.gov/DocumentCenter/View/115295/COM-Street-Design-Manual--December-2018>).

Commented [AP2]: [The Community Plan Designations were originally in Section 3.3. Appendix D needs to be moved back into the body of the plan next to the maps, so that the community plan designations can be readily referenced when looking at the maps.]

The Community Plan Designation Descriptions and the Community Plan Map work together with the Policy Framework to carry out the community's vision for the future. ~~Although the~~ The designations are less detailed than the zoning code that implements them, zoning districts and all development allowed in them must comply with the community plan designations on that land. Uses not specifically allowed by these community plan designations are prohibited. In the event of a conflict between the community plan designation and the zoning, the community plan shall rule. The continued lawful use of any building or premises for any trade, industrial, residential, agricultural, or other purpose for which the building or premises is used at the time this community plan takes effect shall be permitted to continue, provided that such nonconforming uses shall be eliminated over time as the uses are discontinued.

The designations are used to:

- Help the County review development proposals and applications primarily for changes in zoning, Special Management Area (SMA) permits, County Special Use Permits (CUP), subdivisions, changes to the zoning code, and other County ordinances; and
- Plan for future capital facility needs and infrastructure improvements like police and fire stations, parks, water facilities, and others.

Commented [AP3]: This is language that limits the legal force and effect of the community plan to only these things. Needs to be deleted.

144

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145

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices

Rural Residential (RR)

Existing Language

The Rural Residential community plan designation is intended to preserve rural character. Rural Residential areas are generally developed with large-lot subdivisions, family farms and estates. This designation serves as a transition between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space or working agricultural lands. The primary use in this designation is low-density residential, and may include support uses such as parks, schools and farming.

Proposed Language

Intent

The Rural Residential community plan designation is intended to preserve rural character. This designation serves as a transition between agricultural areas and more urban development. Clustered development is encouraged to preserve sensitive natural features, common open space or working agricultural lands.

Permitted Uses

Low density residential uses, large lot subdivisions, family farms, parks, schools, and farming.

Zoning districts that implement this designation include

_____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

146

Residential (RES)

Existing Language

The Residential community plan designation is intended to establish, protect and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types such as single-family, ‘ohana units, duplex, tri-plex, townhouses, and small-scale multi-family units. New Residential developments should include pedestrian, bicycle and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multi-modal connections. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses. Small-scale, neighborhood-serving commercial uses may also be permitted on a limited basis, provided these businesses are pedestrian-oriented and will generate minimal vehicular traffic. These uses should create walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential.

Proposed Language

Intent

The Residential community plan designation is intended to establish, protect and appropriately infill low-to-moderate-density residential areas. This designation encourages a range of housing types. New Residential developments should include pedestrian, bicycle and transit connections to provide residents with access to services and amenities, and existing Residential neighborhoods should be retrofitted to allow these multi-modal connections.

Permitted Uses

Single-family homes, ‘ohana units (accessory dwellings), duplex and triplex dwellings, townhouses, small-scale multi-family units, and public/quasi-public uses such as parks, schools, churches.

Small-scale commercial uses that serve the immediate neighborhood may also be permitted on a limited basis, provided that they are pedestrian-oriented and will generate minimal vehicular traffic. These uses should create walkable commercial nodes for the surrounding neighborhood, while the overall district remains predominantly residential.

Zoning districts that implement this designation include _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

147

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices
148 149

Rural Village (RV)

Existing Language

The Rural Village community plan designation is intended to preserve the character of Maui’s small rural towns and includes services that support nearby Rural Residential communities. A Rural Village is the rural equivalent of a Neighborhood Center. Rural Villages may be located at existing or proposed intersections or focused around a business, historic landmark, church, or civic use (e.g. school, post office). Rural Villages are generally small, for example not exceeding the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types or natural features. Uses within this designation include a mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools and churches, and may include limited residential. New development should be appropriate in scale and designed to complement the character and sense of place of the rural area.

Proposed Language

Intent

The Rural Village community plan designation is intended to preserve the character of Maui's small, rural towns, by providing services that support nearby Rural Residential communities. A Rural Village is the rural equivalent of a Neighborhood Center. Rural Villages may be located at existing or proposed intersections or focused around a business, historic landmark, church, or civic use (e.g. school, post office). Rural Villages are generally small, for example not exceeding the approximate area of four corners of an intersection, and have clear edges defined by land uses, building types or natural features.

Permitted Uses

A mix of neighborhood-serving commercial and public/quasi-public uses such as parks, schools and churches, and may include limited residential. New development shall be appropriate in scale and designed to complement the character and sense of place of the rural area.

Zoning districts that implement this designation include

_____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

Neighborhood Center (NC)

Existing Language

The Neighborhood Center community plan designation is intended to include services that support nearby residential within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional "Mom and Pop" shops, providing opportunities for people to take care of daily activities close to home. Pedestrian, bicycle and transit connections provide residents with access to the Neighborhood Center. This designation may also include residential uses such as small-lot single-family and multi-family, and human-scale, mixed-use buildings that include residential. Related and compatible uses include, but are not limited to, parks, schools, churches, and other public/quasi-public uses.

Intent

The Neighborhood Center community plan designation is intended to include services that support nearby residential uses within pedestrian-oriented commercial nodes. Uses within this designation are primarily neighborhood serving, with small scale buildings, like traditional "Mom and Pop" shops, providing opportunities for people to take care of daily activities close to home.

Permitted Uses

Small-lot single-family and multi-family residential uses, mixed commercial/residential uses, and commercial uses that service neighborhoods up to one-quarter mile away. Public/quasi-public uses such as parks, schools, and churches shall also be permitted. Buildings shall be limited to 25 feet in height. Development shall provide for pedestrian, bicycle and transit connections to give residents access to the Neighborhood Center. Regional scale uses are not permitted in Neighborhood Centers.

Zoning districts that implement this designation include _____, as shown in Table _____.

Development Pattern
Example Imagery
Typical Street Types

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices
150 151

Small Town Center (STC)

Existing Language

The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to Neighborhood Centers, however these areas typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial with second floor apartments is encouraged to provide live-work opportunities for residents. A mix of medium density housing types are also encouraged. Preferred design elements include smaller blocks; buildings fronting property lines; ample pedestrian, bicycle and transit facilities; as well as public/private amenities, civic spaces and parks.

Proposed Language

Intent

The Small Town Center community plan designation is intended to preserve the character of Maui's smaller towns and communities, and to allow for development of new low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods. The mix of uses and human-scale design in Small Town Centers is similar to the mix in Neighborhood Centers, however Neighborhood Centers typically cover a larger area and may serve more neighborhoods. Some Neighborhood Centers may evolve into Small Town Centers over time. Ground floor commercial buildings with second floor apartments are encouraged to provide live-work opportunities for residents. Preferred design elements include smaller blocks, and buildings fronting property lines.

Permitted Uses

Low-to-medium-density commercial centers with a mix of uses that service nearby neighborhoods, low-to-medium density housing, ground floor commercial buildings with second floor apartments, and public/quasi-public uses such as civic spaces, parks, schools, and churches. Buildings shall be limited to 35 feet in height.. Development shall provide for pedestrian, bicycle and transit connections to give residents access to the Small Town Center, thus providing opportunities for people to take care of daily activities close to home.

Regional scale uses shall not be permitted in Small Town Centers.

Zoning districts that implement this designation include _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

Urban Center/Corridor (UCC)

Existing Language

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or planned to be, characterized by a mix of higher-density commercial, employment, light industrial and residential uses. Within this designation, residential, retail and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle and transit facilities; public/private amenities; civic space and parks. Developments within Urban/Center Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.

Proposed Language

Intent

The Urban Center/Corridor community plan designation is intended to create transit-friendly areas that are, or planned to be, characterized by a mix of higher-density commercial, employment, light industrial and residential uses. Within this designation, residential, retail and businesses serving local or regional markets mix to create pedestrian-friendly activity centers and multi-modal corridors with vibrant street life. Housing types in this designation include a mix of medium to high density development. Preferred design elements include buildings fronting property lines; pedestrian, bicycle and transit facilities; public/private amenities; civic space and parks. Developments within Urban/Center Corridor designations should be designed to provide the majority of the services residents would need on a daily basis, within walking distance.

Permitted Uses

A mix of the following shall be permitted within walking distance of transit center and/or transit corridor:

- 1) higher-density commercial uses that serve local or regional markets; these shall be located so as to provide the majority of the daily services needed by residents of the Urban Center/Corridor within one-quarter mile.
- 2) light industrial uses (warehousing, light assembly, service and craft-type operations)
- 3) medium to high density residential uses
- 4) Public/quasi-public uses such as parks, schools, and churches.

Buildings shall be limited to 45 feet in height.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern
Example Imagery
Typical Street Types

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices
152 153

Resort/Hotel (RH)

Existing Language

The Resort/Hotel community plan designation is intended to provide for existing and future visitor-oriented development in appropriate areas. When developed, these areas are typically medium to high density with a broad range of uses primarily intended to serve visitors, including transient accommodations, retail and commercial uses and other visitor amenities. Related and compatible uses include, but are not limited to, parks and other public/quasi-public uses.

Proposed Language

Intent

The Resort/Hotel community plan designation is intended to provide for existing and future visitor-oriented development in appropriate areas. When developed, these areas are typically medium to high density with a broad range of uses primarily intended to serve visitors.

Permitted Uses

Transient accommodations, retail and commercial uses and other visitor amenities. Related and compatible uses that are permitted include, , parks and other public/quasi-public uses.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

Employment Center (EC)

Existing Language

The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, other light industrial uses, business incubators, and compatible uses in appropriate areas. These areas may also include amenities that serve the employees that work there including retail, restaurants and live-work spaces.

Development in these areas should include ample pedestrian, bicycle and transit facilities and may include some parks or civic spaces.

Proposed Language

Intent

The Employment Center community plan designation is intended to encourage a range of employment uses like light manufacturing, processing, other light industrial uses, business incubators, and compatible uses in appropriate areas. These areas may also include amenities that serve the employees that work there including retail, restaurants and live-work spaces.

Development in these areas ~~should~~ shall include ample pedestrian, bicycle and transit facilities and may include some parks or civic spaces.

Permitted Uses

- 1) light industrial uses (warehousing, light assembly, service and craft-type operations)
- 2) business incubators
- 3) live-work spaces
- 4) retail and commercial uses that serve the needs of workers in the Employment Center. Retail and/or commercial uses that serve regional needs beyond the area of the Employment Center are not permitted.
- 5) parks and civic spaces

Development in Employment Centers shall include ample pedestrian, bicycle and transit facilities.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices 154 155

Industrial (IN)

Existing Language

The Industrial community plan designation is intended to permit intense industrial and manufacturing activities which could include noxious uses.

Proposed Language

Intent

The Industrial community plan designation is intended to permit intense industrial and manufacturing activities which could include noxious uses.

Permitted Uses

The manufacture, processing, storage or treatment of goods from raw materials

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

Special Purpose District (SPD)

Existing Language

The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, do not easily fall within one of the other community plan designations. This district applies to airports and may also include established project districts that do not easily fall within one or more of the other community plan designations.

Proposed Language

Intent

The Special Purpose District community plan designation is intended to provide for specified land uses that, due to their uniqueness or incompatibility, do not easily fall within one of the other community plan designations.

Permitted Uses

Airports; established project districts that do not easily fall within one or more of the other community plan designations.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

West Maui Community Plan | Maui Planning Commission Draft Section 5 | Appendices
156 157

Public/Quasi Public (PQP)

Existing Language

The Public/Quasi Public community plan designation is intended to provide facilities for public use or benefit. Many of the uses in this designation are also allowed in other districts, like churches, parks and schools, but this designation is typically for planned or existing larger-scale government, nonprofit or educational uses.

Proposed Language

Intent

The Public/Quasi Public community plan designation is intended to provide facilities for public use or benefit. Many of the uses in this designation are also allowed in other districts, like churches, parks and schools, but this designation is typically for planned or existing larger-scale government, nonprofit or educational uses.

Permitted Uses

Larger-scale government, nonprofit or educational uses, including churches, parks, schools, libraries, fire/police stations, government buildings, public utilities, hospitals, cemeteries, and community centers.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

- Development Pattern
- Example Imagery
- Typical Street Types

Parks/Open Space (PKOS)

Existing Language

The Parks/Open Space community plan designation is intended to preserve and manage lands for recreational activities (including golf courses and related amenities) and Native Hawaiian traditional and customary uses, while protecting sensitive ecological resources, scenic and recreational resources, hazardous areas, drainage ways, and open space greenbelts and greenways. Open Space areas support natural processes such as flood management and erosion control

Proposed Language

Intent

The Parks/Open Space community plan designation is intended to preserve and manage lands for recreational activities (including golf courses and related amenities) and Native Hawaiian traditional and customary uses, while protecting sensitive ecological resources, scenic and recreational resources, hazardous areas, drainage ways, and open space greenbelts and greenways. Open Space areas support natural processes such as flood management and erosion control.

- 1) Permitted Uses recreational activities (including golf courses and related amenities);
- 2) Hawaiian traditional and customary uses;
- 3) protection of sensitive ecological resources, scenic resources, recreational resources, hazardous areas, drainage ways, open space, greenbelts, and greenways;
- 4) uses which support natural processes that provide for flood management and/or erosion control.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

- Development Pattern
- Example Imagery
- Typical Street Types

Agriculture (AG)

Existing Language

The Agriculture community plan designation is intended to promote agricultural development, preserve and protect agricultural resources, and support the agricultural character and components of the county's economy and lifestyle.

Proposed Language

Intent

The Agriculture community plan designation is intended to promote agricultural development, preserve and protect agricultural resources, and support the agricultural character and components of the county's economy and lifestyle.

Permitted Uses

This designation permits agriculture, agricultural land conservation, agricultural parks, animal and livestock raising, minor utility facilities, historical or archaeological preservation, and solar energy facilities. Accessory uses such as farm dwellings and farm labor dwellings shall be permitted only if they are associated with bona fide agricultural use.

Commented [AP4]: From HRS Chapter 205-4.5

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Development Pattern

Example Imagery

Typical Street Types

State Conservation (SC)

Existing Language

The State Conservation community plan designation is intended to recognize the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas, historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Proposed Language

Intent

The State Conservation community plan designation recognizes the designation of lands in the State Conservation District, and is used to protect and preserve wilderness areas, beach reserves,

scenic areas, historic sites, open ranges, wetlands, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Permitted Uses

Uses allowed under HRS Section 205-2, including protection of watersheds and water sources; preservation of scenic and historic areas; provision of park lands, wilderness, and beach reserves; conservation of indigenous or endemic plants, fish, and wildlife, including those which are threatened or endangered; prevention of floods and soil erosion; forestry; open space areas whose existing openness, natural condition, or present state of use, if retained, would enhance the present or potential value of abutting or surrounding communities, or would maintain or enhance the conservation of natural or scenic resources; areas of value for recreational purposes; other related activities; and other permitted uses not detrimental to a multiple use conservation concept. Uses in State Conservation districts are regulated by the Hawaii State Department of Land and Natural Resources.

Zoning districts that implement this designation include _____, _____, _____, and _____, as shown in Table _____.

Example Imagery

