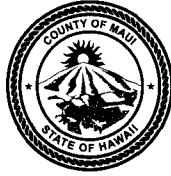


ALAN M. ARAKAWA
Mayor
MICHELE CHOUTEAU MCLEAN
Director
JOSEPH W. ALUETA
Deputy Director



COUNTY OF MAUI
DEPARTMENT OF PLANNING

October 23, 2018

MEMORANDUM

TO: Honorable Robert B. Carroll, Chair
And Members of the Land Use Committee

FROM: Joseph Alueta, Deputy Planning Director *JWA*

SUBJECT: **ACCESSORY DWELLINGS (LU-10)**

Please see the following summary of the proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING TITLE 19, MAUI COUNTY CODE, RELATING TO ACCESSORY DWELLINGS," which was transmitted to the Committee by the Planning Director's correspondence dated September 4, 2018.

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RECEIVED AT LU MEETING ON 10/23/18
David Raatz

ACCESSORY DWELLINGS (LU-10)

"Livability" Provisions		
Issue	Current Code	Proposals
1. Increase the maximum size of most Accessory Dwellings (ADs) by 100 square feet (s.f.)	Based on lot size: 7,500 - 9,999 s.f. lot = 500 s.f. AD 10,000-21,779 s.f. lot = 600 s.f. AD 21,780-43,559 s.f. lot = 700 s.f. AD 43,560-87,119 s.f. lot = 800 s.f. AD 87,120 or larger lot = 1,000 s.f. AD	Add 100 s.f. to most ADs: 600 s.f. 700 s.f. 800 s.f. 900 s.f. No change (still 1,000 s.f.)
2. Increase the maximum size of uncovered decks	Based on lot size: 7,500 - 9,999 s.f. lot = 200 s.f. deck 10,000-21,779 s.f. lot = 240 s.f. deck 21,780-43,559 s.f. lot = 280 s.f. deck 43,560-87,119 s.f. lot = 320 s.f. deck 87,120 or larger lot = 400 s.f. deck	Add 40 s.f. to most ADs: 240 s.f. 280 s.f. 320 s.f. 360 s.f. No change (still 400 s.f.)
3. Allow covered decks (same size as uncovered decks)	No covered decks allowed	Based on lot size: 7,500 - 9,999 s.f. lot = 240 s.f. 10,000-21,779 s.f. lot = 280 s.f. 21,780-43,559 s.f. lot = 320 s.f. 43,560-87,119 s.f. lot = 360 s.f. 87,120 or larger lot = 400 s.f.
4. Allow larger garages	Only a single-car carport not to exceed 240 s.f. is allowed	Allow carports or garages, not to exceed 500 s.f.

“Housing Opportunities” Provisions

Issue	Current Code	Proposals
5. Allow ADs on any residential or rural lot	Only allowed on lots 7,500 s.f. or larger	*Allow on any size lot: - Up to 7,500 s.f. lot = 500 s.f. AD with 200 s.f. covered and uncovered deck - Sewer/septic confirmation - DWS/Fire confirmation
6. Allow two ADs on larger lots	Only one AD is allowed	*Allow two ADs on lots 7,500 s.f. or larger: - s.f. provisions above would apply - Sewer/septic confirmation - DWS/Fire confirmation - Fire to review building permit
7. Prohibit B&Bs and STRHs in ADs	Allowed in no more than two single-family dwellings per lot	Prohibit B&Bs and STRHs in ADs; existing permits would remain lawful and could be renewed under current standards

*Except on Molokai, where only one AD would continue to be allowed and only on lots 7,500 s.f. or larger