

Appendix 6.1 Comparison of ~~State Land Use and County Moloka'i~~ Community Plan ~~Land Use~~ Designations and ~~Typical County~~ Zoning Districts

In lieu of repeating the allowable land uses within the Moloka'i community plan area, this appendix sets forth each community plan land use designation and identifies the zoning district or districts that would typically allow the uses envisioned by the community plan. If a land use designation does not have a typical matching or corresponding zoning district, a new zoning district(s) will be established in the Maui County Code.

Pursuant to Section 2.80B.030(B), MCC, if a property's community plan land use designation and zoning do not correspond as listed in the table below, the property's zoning regulates the uses and standards allowed on the property when only ministerial permits or approvals by government agencies are required. Discretionary actions by government agencies, such as a change in zoning, shall conform to the community plan; during the change in zoning process, the typical zoning districts listed below should be established to correspond with and implement the community plan.

STATE LAND-USE DISTRICTS	COUNTY COMMUNITY PLAN DESIGNATIONS	COUNTY ZONING DISTRICTS ¹²⁰
Urban - - - - - -	Single Family (SF) -	Residential Districts
		R-1, 6,000 sq ft
		R-2, 7,500 sq ft
		R-3, 10,000 sq ft
		R-O Zero Lot Line Residential
		Multiple-Family districts

Commented [TN191R190]: Table replaced.

Commented [TN190]: Planning proposed replacing with table from Lanai Community Plan. See June 1, 2017 correspondence.

¹²⁰ Examples of listed zoning districts are not exclusive, as additional zoning categories beyond those listed may be appropriate, or amendments may be made to the comprehensive zoning ordinance.

-	Multi-Family (MF)	Two-family (Duplex) District A-1 Apartment District A-2 Apartment District
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-	Mixed-Use Residential	<i>Proposed mix of Residential and Multiple-Family Districts, including neighborhood parks, Business/Commercial, and Public/Quasi-Public</i>
-	<i>Note: Proposed new land use designation.</i>	
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-	Hotel (H)	Hotel Districts
-	-	H-1 Hotel District H-M Hotel District H-2 Hotel District
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-	Business/Commercial (B)	Business Districts
-	Business/Industrial (BI)	B-1 Neighborhood Business District
-	Business/Multi-Family (BMF)	B-2 Community Business District
-	Service Business/Single	B-3 Central Business District
-	Family Residential (SBR)	B-CT Business Country Town District
-	-	B-R Resort Commercial District
-		
-	Light Industrial (LI)	Industrial Districts
-	Heavy Industrial (HI)	M-1 Light Industrial District
-	-	M-2 Heavy Industrial District
-		M-3 Restricted Industrial District
STATE LAND USE DISTRICTS	COUNTY COMMUNITY PLAN DESIGNATIONS	COUNTY ZONING DISTRICTS
Urban (continued)	Airport (AP)	Airport District
	Public/Quasi-Public (P)	Public / Quasi-Public Districts P-1 P-2

	Project District (PD)	Project Districts (PD)
	Park (PK)	Park Districts PK-1 Neighborhood Park District PK-2 Community Park District PK-3 Regional Park District PK-4 Golf Course Park District
Rural	Rural	Rural Districts RU-0.5 Rural District RU-1 Rural District RU-2 Rural District RU-5 Rural District RU-10 Rural District
Agriculture	Agriculture	Agricultural District
	Open Space (OS)	Open Space Districts OS-1 Passive Open Space District OS-2 Active Open Space District
Conservation	Conservation (C)	

<u>MOLOKA'I COMMUNITY PLAN LAND USE DESIGNATIONS</u>	<u>STATE LAND USE DISTRICTS</u>	<u>USES ENVISIONED</u>	<u>TYPICAL COUNTY ZONING DISTRICTS</u>
<u>Agriculture</u>	<u>Agricultural</u>	<u>Envisions agricultural uses and related and compatible uses.</u>	<u>Agricultural District</u>
<u>Airport</u>	<u>Urban</u>	<u>Envisions general and commercial aviation airport facilities and support services, and</u>	<u>Airport District</u>

<u>MOLOKA'I COMMUNITY PLAN LAND USE DESIGNATIONS</u>	<u>STATE LAND USE DISTRICTS</u>	<u>USES ENVISIONED</u>	<u>TYPICAL COUNTY ZONING DISTRICTS</u>
		related and compatible uses.	
<u>Business Commercial</u>	<u>Urban</u>	<u>Envisions retail stores, offices, entertainment enterprises, and other commercial services, and related and compatible uses.</u>	<u>B-1 Neighborhood Business District; B-2 Community Business District; B-3 Central Business District; B-R Resort Commercial District; B-CT Country Town Business District; and Service Business Residential (SBR) District</u>
<u>Heavy Industrial</u>	<u>Urban</u>	<u>Envisions major industrial operations with potentially noxious impacts from noise, airborne emissions, or liquid discharges. May also include light industrial and business commercial operations, and related and compatible uses.</u>	<u>M-2 Heavy Industrial District; and M-3 Restricted Industrial District</u>

<u>MOLOKA'I COMMUNITY PLAN LAND USE DESIGNATIONS</u>	<u>STATE LAND USE DISTRICTS</u>	<u>USES ENVISIONED</u>	<u>TYPICAL COUNTY ZONING DISTRICTS</u>
<u>Hotel</u>	<u>Urban</u>	<u>Envisions transient accommodations and commercial uses predominantly intended to serve guests; includes hotels, condominiums, and apartments having more than two dwellings; single-family, duplex, and `ohana dwellings; and related and compatible uses.</u>	<u>H-1 Hotel District; H-M Hotel District; H-2 Hotel District; and Hotel District</u>
<u>Light Industrial</u>	<u>Urban</u>	<u>Envisions warehousing, light assembly, service, and similar industrial operations; also, may include business commercial operations, and related and compatible uses.</u>	<u>M-1 Light Industrial District</u>
<u>Mixed-Use Residential</u>	<u>Urban</u>	<u>Envisions primarily single-family and multi-family dwellings, but also includes a mix of park, commercial, and public/quasi-public uses; and related and compatible uses. Light industrial and heavy industrial uses are excluded.</u>	<u>Until a new Mixed-Use Residential zoning district is established in the Comprehensive Zoning Ordinance, a mixture of existing residential, apartment, park, business, and public/quasi-public zoning would correspond with and implement this community plan land use designation.</u>

<u>MOLOKA'I COMMUNITY PLAN LAND USE DESIGNATIONS</u>	<u>STATE LAND USE DISTRICTS</u>	<u>USES ENVISIONED</u>	<u>TYPICAL COUNTY ZONING DISTRICTS</u>
<u>Multi-Family</u>	<u>Urban</u>	<u>Envisions apartments and condominiums having more than two dwellings; also includes single-family, duplex, and 'ohana dwellings, and related and compatible uses.</u>	<u>Two-family (Duplex) District; A-1 Apartment District; and A-2 Apartment District</u>
<u>Open Space</u>	<u>Urban</u>	<u>Envisions areas that are inappropriate for intensive development because of environmental, physical, or scenic factors, including shoreline and landscape buffer areas, drainageways, view planes, flood plains, and tsunami-inundation areas.</u>	<u>OS-1 (Passive) Open Space District; OS-2 (Active) Open Space District; and Urban Reserve District</u>
<u>Park</u>	<u>Urban</u>	<u>Envisions recreational uses, including public and private active and passive parks, and related and compatible uses.</u>	<u>General Park (PK) District; and Urban Reserve District</u>
<u>Park/Golf Course</u>	<u>Urban</u>	<u>Envisions golf courses and related and compatible uses.</u>	<u>Golf Course (GC) District</u>
<u>Project District</u>	<u>Urban</u>	<u>Envisions a variety of land uses and development standards that are unique to a particular project;</u>	<u>Implementing the Project District designation requires uses and standards for a particular project district be</u>

<u>MOLOKA'I COMMUNITY PLAN LAND USE DESIGNATIONS</u>	<u>STATE LAND USE DISTRICTS</u>	<u>USES ENVISIONED</u>	<u>TYPICAL COUNTY ZONING DISTRICTS</u>
		<u>specific uses are established by a project district zoning ordinance.</u>	<u>established in the Comprehensive Zoning Ordinance. Additional project districts may be developed over time.</u>
<u>Public/Quasi-Public</u>	<u>Urban</u>	<u>Envisions schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries, community centers, and related and compatible uses.</u>	<u>P-1 Public/Quasi-Public District; and P-2 Public/Quasi-Public District</u>
<u>Rural</u>	<u>Rural</u>	<u>Envisions small farms intermixed with low-density single-family dwellings, and related and compatible uses.</u>	<u>County Rural; RU-0.5 District; RU-1 District; RU-2 District; RU-5 District; and RU-10 District</u>
<u>Single-Family</u>	<u>Urban</u>	<u>Envisions single-family, duplex, and 'ohana dwellings, and related and compatible uses.</u>	<u>R-1 Residential District; R-2 Residential District; R-3 Residential District; R-0 Zero Lot Line Residential District; Two-family (Duplex) District; Service Business Residential (SBR) District; and Urban Reserve District</u>
<u>None</u>	<u>Conservation</u>	<u>Indicates lands designated Conservation District by the State Land Use Commission.</u>	<u>None</u>

Appendix 6.2 County Community Plan Designations

The County's nine geographic community plan regions are: Wailuku-Kahului, West Maui, South Maui, Pa'ia-Ha'iku, Makawao-Pukalani-Kula, Hana, Moloka'i, Lāna'i and Kaho'olawe. The following list includes the designations used in the most recently adopted community plan updates, though not every community plan uses all of these designations.

County community plan land use designations are not regulatory. The following list of designations provides general descriptions of types of uses.

Commented [TNTF192]: Councilmember King

Single-Family (SF): This includes single-family, duplex, and ohana dwellings.

Multi-Family (MF): This includes apartments and condominiums having more than two dwellings.

Mixed-Use Residential (MUR): A proposed new designation that would include a mix of single and multi-family residential, neighborhood parks, business/commercial, and public/quasi-public uses.

Hotel (H): This applies to transient accommodations. Such hotel facilities may include permissible accessory uses primarily intended to serve hotel guests.

Business/Multi-Family (BMF): This includes a mixture of retail, office, and commercial services which are oriented to neighborhood service and single family and multi-family residential uses.

Service-Business/Single-Family Residential (SBR): Includes single-family dwellings with small-scale and neighborhood-oriented businesses and services that are primarily established in existing residential dwellings or other structures. The business use should be compatible with the physical character of the residential neighborhood.

Business/Commercial (B): This includes retail stores, offices, entertainment enterprises and related accessory uses.

Business/Industrial (BI): Includes a mixture of warehousing, distribution, service operations, retail and offices uses.

Light Industrial (LI): Denotes warehousing, light assembly, service and similar industrial operations.

Heavy Industrial (HI): Denotes major industrial operations with potentially noxious impacts due to noise, airborne emissions or liquid discharges.

Airport (AP): Includes all commercial and general aviation airports and accessory uses.

Public/Quasi-Public (P): Includes schools, libraries, fire and police stations, government buildings, public utilities, hospitals, churches, cemeteries and community centers.

Project District (PD): Provides for a flexible and creative planning approach, rather than specific land use designations, and allows for a variety of uses in accord with each individual project district objective.

Future Growth Reserve (FGR): Recognizes possible areas of urban growth that would occur beyond the projected ten-year time frame of the community plan update, and encourages planning for infrastructure development and use allocations.

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Park (PK): Applies to lands developed or to be developed for recreational use, including public and private active and passive parks. Golf courses are identified as "PK (GC)" in order to differentiate golf courses from other kinds of park uses.

Rural (R): Protects and preserves areas consisting of small farms intermixed with low-density single-family residential lots. The requirements of the State Rural District should govern this area.

Agriculture (AG): Indicates areas for agricultural activity, in keeping with the economic base of the County and the requirements of the State Agricultural District.

Open Space (OS): Intended to limit development on lands that may be inappropriate for intensive development due to environmental, physical or scenic constraints, including shore-line buffer areas, landscape buffers, drainageways, viewplanes, flood plains and tsunami-prone areas.

Conservation (C): This category primarily recognizes the designation of lands in the State Conservation District and is used to protect and preserve wilderness areas, beach reserves, scenic areas and historic sites, open ranges, and watersheds; to conserve fish and wildlife; and to promote forestry and grazing.

Commented [TNTF193]: Planning proposed replacing with table from Lanai Community Plan. See June 1, 2017 correspondence from Planning.

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