

**A Bill for an Ordinance Amending Chapters
19.18 - B-2 Community Business District,
19.20 - B-3 Central Business District, and
19.31 - Public/Quasi-Public Districts of the
Maui County Code**

January 2022
Department of Planning
County of Maui

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County Council Resolution 21-114

- ▶ Bill for ordinance to reduce maximum building heights in:
 - ▶ 19.18 - B-2 Community Business District
 - ▶ 19.20 - B-3 Central Business District
 - ▶ 19.31 - Public/Quasi-Public Districts (P-2 only)

The current and proposed building heights for these zoning districts:

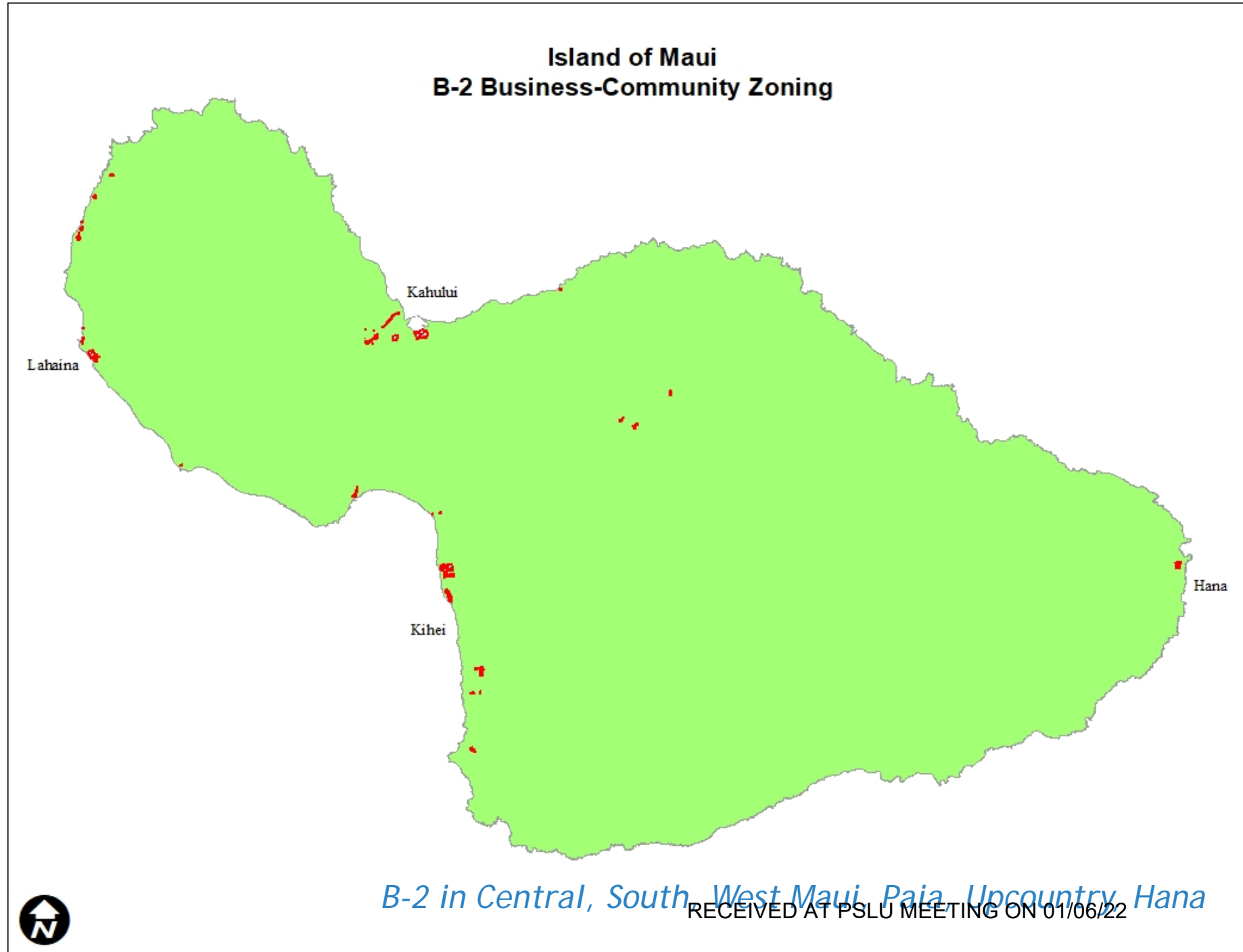
Zoning District	Current Maximum Height	Proposed Maximum Height
B-2	90'	45'
B-3	144'	45'
P-2	90'	45'

Planning Commissions' Recommendations:

Zoning District	Current Maximum Height	Proposed Maximum Height	Proposed for Maui	Proposed for Molokai	Proposed for Lanai
B-2	90'	45'	90'	35'	45'
B-3	144'	45'	144'	35'	45'
P-2	90'	45'	90'	35'	45'

B-2 Community Business District is intended to provide all types of goods and services for the community.

Dwelling units are allowed if they are located above or below the first floor of a permitted use.



B-2 in Kaunakakai

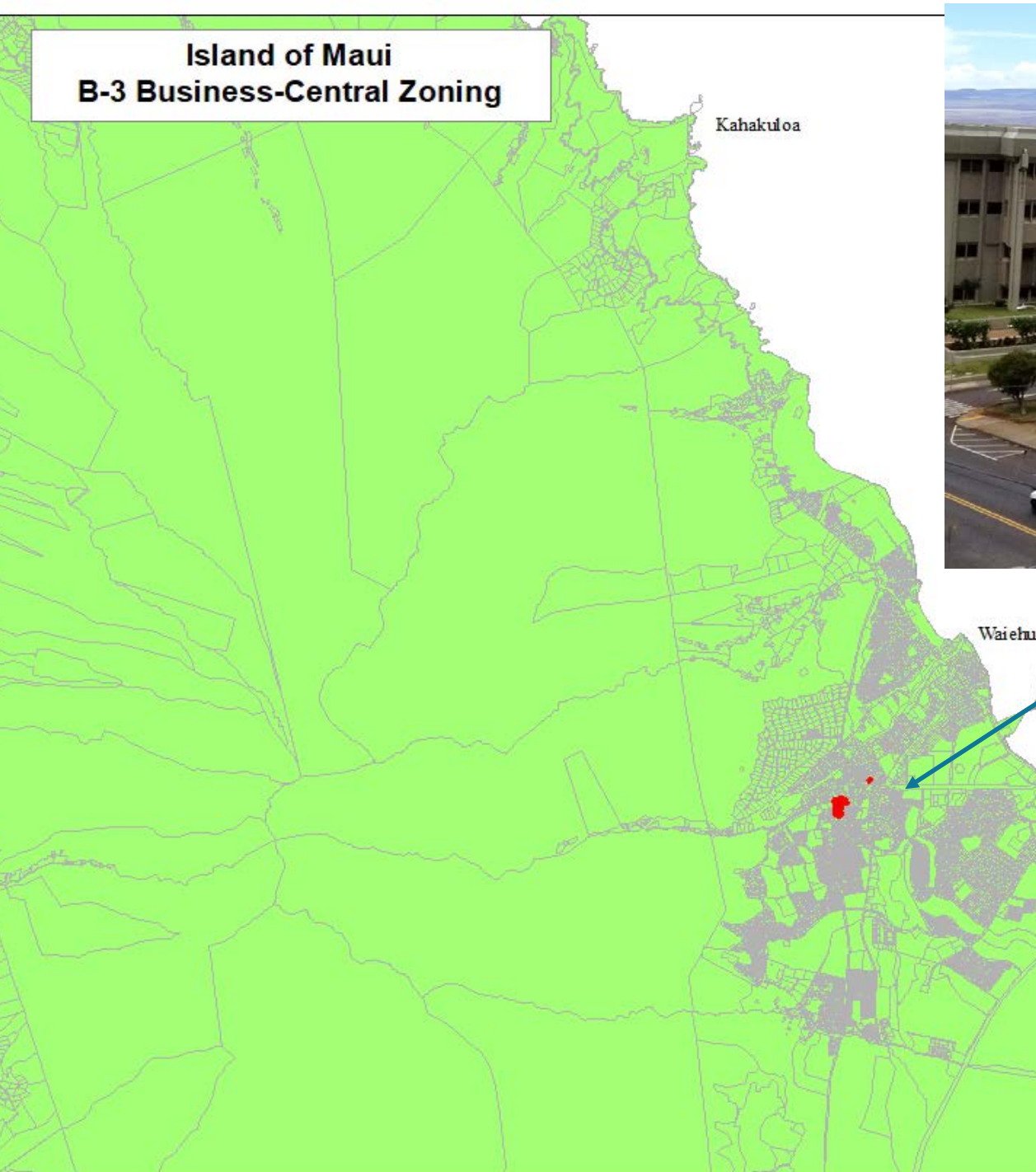
Kaunakakai



Island of Moloka'i
B-2 Business-Community Zoning

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Island of Maui B-3 Business-Central Zoning

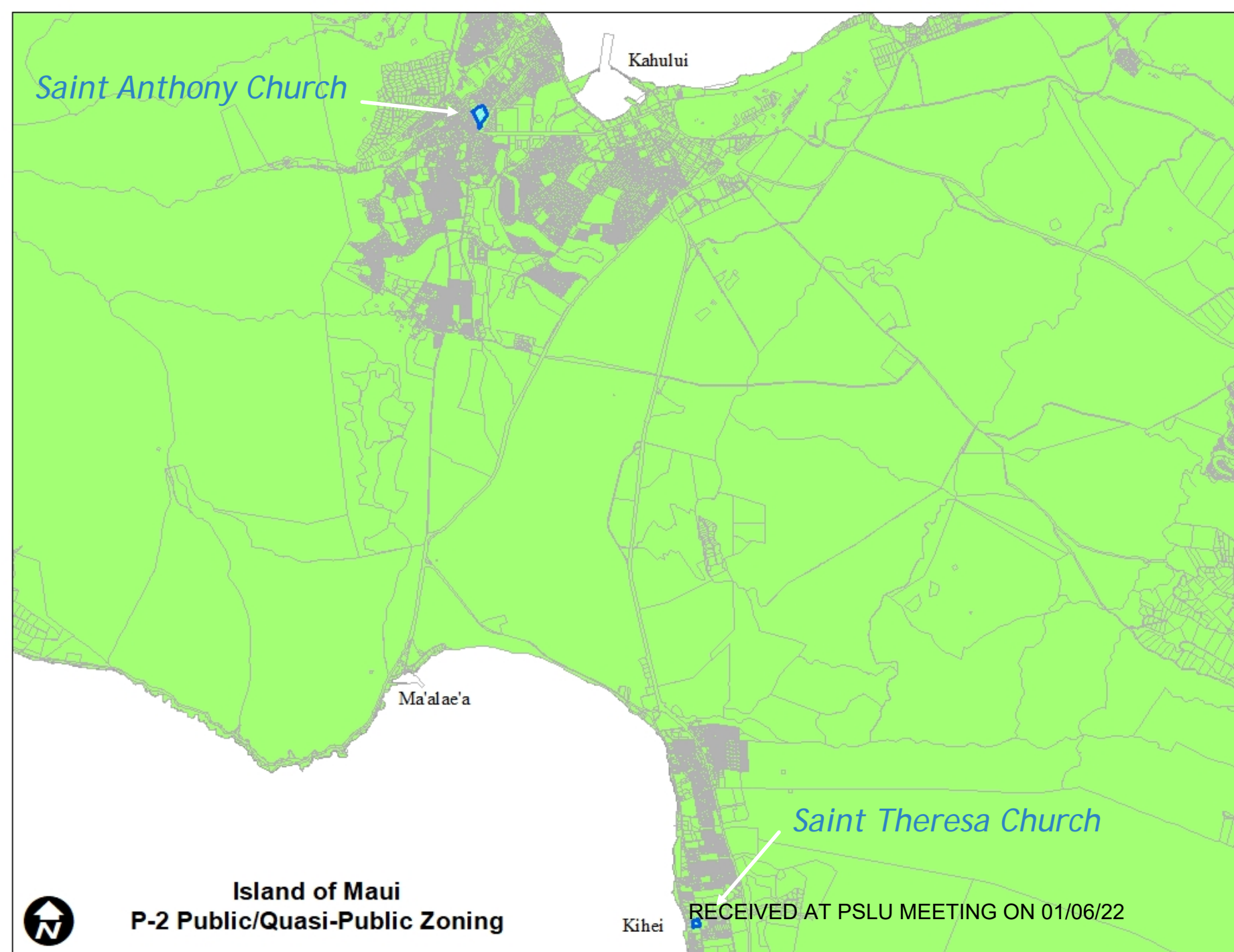


B-3 in Wailuku

B-3 Central Business District permits general business enterprises, particularly financial, governmental, commercial, and professional activities. Its distinguishing feature is the greater height limit permitted in the area. Multi-family dwellings, duplexes, and bungalow courts are permitted.

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Public/Quasi-Public districts provide for public, nonprofit, or quasi-public uses. Dwelling units are not permitted in this zoning district.



Department's Proposed Revisions to Development Standards

- ▶ Appurtenant equipment heights
- ▶ Accessory structures heights
- ▶ Setbacks
- ▶ Lot widths

Heights for Appurtenant and Accessory Equipment

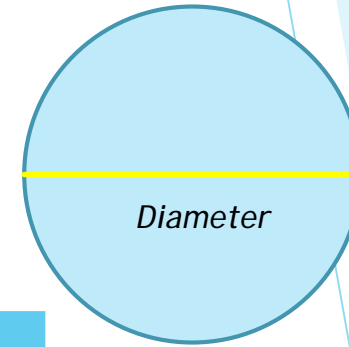
- ▶ Appurtenant equipment like antenna, vent pipes and other rooftop equipment should be limited to no more than 10 feet above the building roof from which it extends. Current language could allow very tall antenna or equipment on top of a short building.
- ▶ Accessory structures such as mail boxes, trash enclosures, boundary walls and ground signs currently have no height limit but should be limited to 8 feet like in other zoning districts.



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*Example of tall antenna
on top of building*

P-1 and P-2 Proposed Revisions – Lot Width

- ▶ "Lot width" means the diameter of the largest circle that can be inscribed within the lot lines
- ▶ Basic math review: $\text{area} = \text{length} \times \text{width}$
- ▶ P-2 math: $20,000 \neq 200 \times 200$. Math does NOT work.



	P-1	P-2
Minimum lot area (square feet)	15,000	20,000
Minimum lot width (in feet)	100	200
<i>Proposed revision to minimum lot width</i>	75	100

- ▶ Current minimum lot width is too wide
- ▶ Reduced minimum lot width allows more flexibility on lot development

P-1 and P-2 Proposed Revisions – Setbacks

	P-1	P-2
Current Minimum Front & Rear (in feet)	15	30
Current Minimum Side	10	15
<i>Proposed Front Setback</i>	<i>15</i>	<i>25</i>
<i>Proposed Side & Rear Setback</i>	<i>10</i>	<i>15</i>

- ▶ Setbacks should be revised to ensure sufficient developable area
- ▶ Existing structures not affected

Department Mission:

The mission of the Planning Department is to manage growth in a sustainable manner that balances our economy, culture and the environment

Mahalo!