



The County of Maui

Council Chamber
200 South High Street, 8th
Floor
Wailuku, Hawaii 96793

Legislation Text

File #: PC-28 CC15-196, Version: 2

AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO ESTABLISH AFFORDABLE ACCESSORY DWELLINGS AS A PERMITTED USE IN CERTAIN ZONING DISTRICTS (PC-28)

The Committee is in receipt of the following:

1. County Communication 15-196, from Councilmember Robert Carroll, transmitting a proposed resolution to refer to the planning commissions a proposed bill to establish a new permitted use called "affordable accessory dwellings" in County residential districts on lots of 5,000-7,499 square feet, provided the accessory dwellings are built to accommodate immediate family members or persons of specified income groups, to increase the availability of affordable housing.
2. Correspondence dated January 8, 2016, from the Planning Director, transmitting a summary of comments from the Maui and Molokai planning commissions and a portion of the comments from the Lanai Planning Commission on the following:
 - a. A proposed bill to establish a new permitted use called "affordable accessory dwellings" in County residential districts on lots of 5,000-7,499 square feet, attached as Exhibit "1" to Resolution 15-112, adopted on September 4, 2015.
 - b. A proposed bill prepared by the Department of Planning at the request of the Office of the Mayor, attached as Exhibit "11" to the correspondence, to amend the permitted uses within County residential districts to allow two accessory dwellings on lots of 12,000 square feet or larger, and one accessory dwelling on lots less than 12,000 square feet, provided the accessory dwellings are not used for periods less than six months or for bed and breakfast home, short-term rental home, or transient vacation rental purposes not already permitted on the lot, to increase the availability of affordable housing.
3. Correspondence dated February 23, 2016, from the Planning Director, transmitting the Lanai Planning Commission's additional comments on the proposed bills, and a copy of the relevant meeting minutes of the Lanai, Maui, and Molokai planning commissions.
4. Correspondence dated October 28, 2016, to the Department of the Corporation Counsel, transmitting a revised proposed bill entitled "A BILL FOR AN ORDINANCE AMENDING THE COMPREHENSIVE ZONING ORDINANCE TO PERMIT AFFORDABLE ACCESSORY DWELLINGS IN CERTAIN ZONING DISTRICTS." The revised proposed bill would establish a new permitted use called "affordable accessory dwellings" to be allowed in certain zoning districts on lots up to 7,499 square feet and a second accessory dwelling on lots over 15,000 square feet.

The Committee may consider whether to recommend passage of the revised proposed bill on first reading, with or without further revisions. The Committee may also consider the filing of County Communication 15-196 and other related action.