

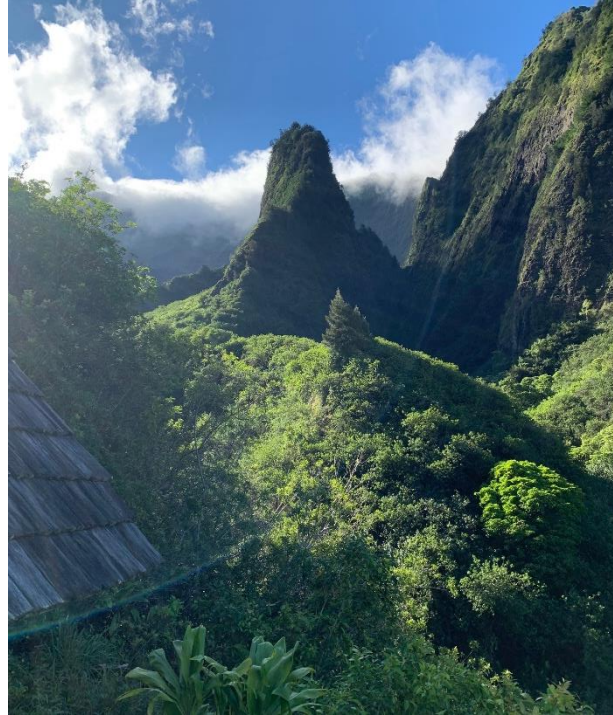
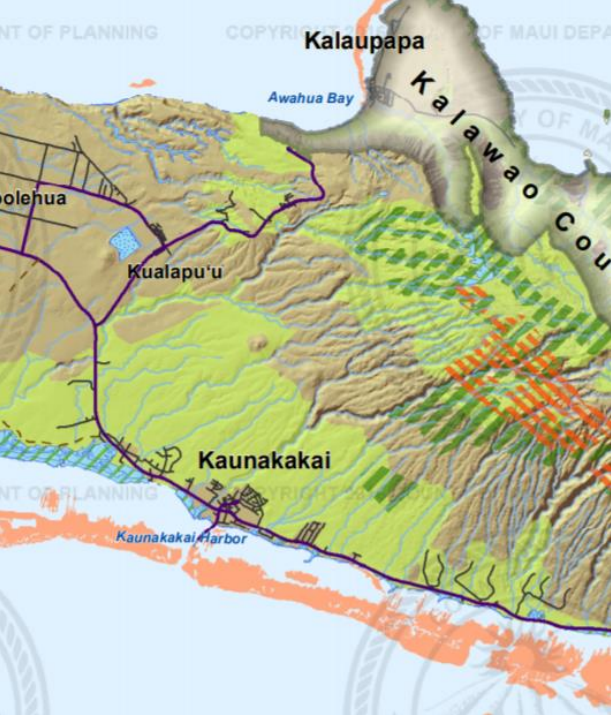


Title 19 Zoning Rewrite

PROJECT OVERVIEW

PRESENTATION CONTENTS

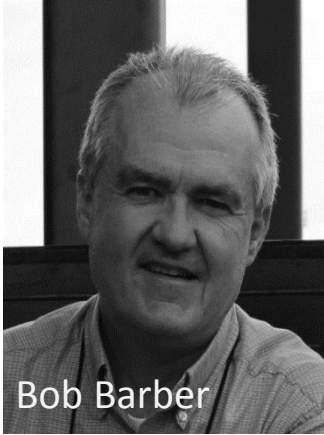
- The consulting team
- Review of the audit findings and recommendations
- Overview of the T19 Rewrite project
 - Team
 - Approach
 - Process
 - Schedule
- Roles and responsibilities
- Discussion





The Consulting Team

ORION PLANNING + DESIGN



Bob Barber



Oliver Seabolt



Carol Rhea



Allison Mouch



Ron Slade

RUNDELL ERNSTBERGER



Cynthia Bowen

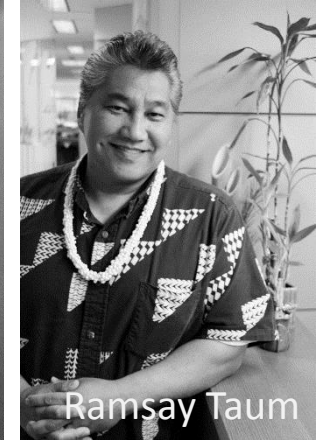


Adam Peaper

PBR HAWAII



Kimi Yuen



Ramsay Taum

CARLSMITH BALL



Puananiona
P. Thoene



Jennifer Lim



Steve Lim



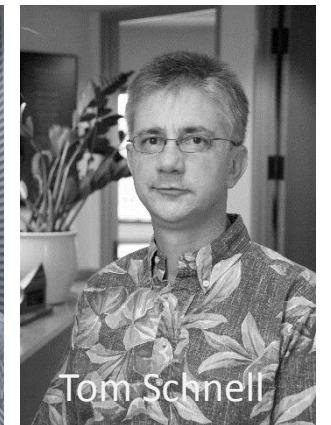
Craig Nakamura



Kalei Perkins

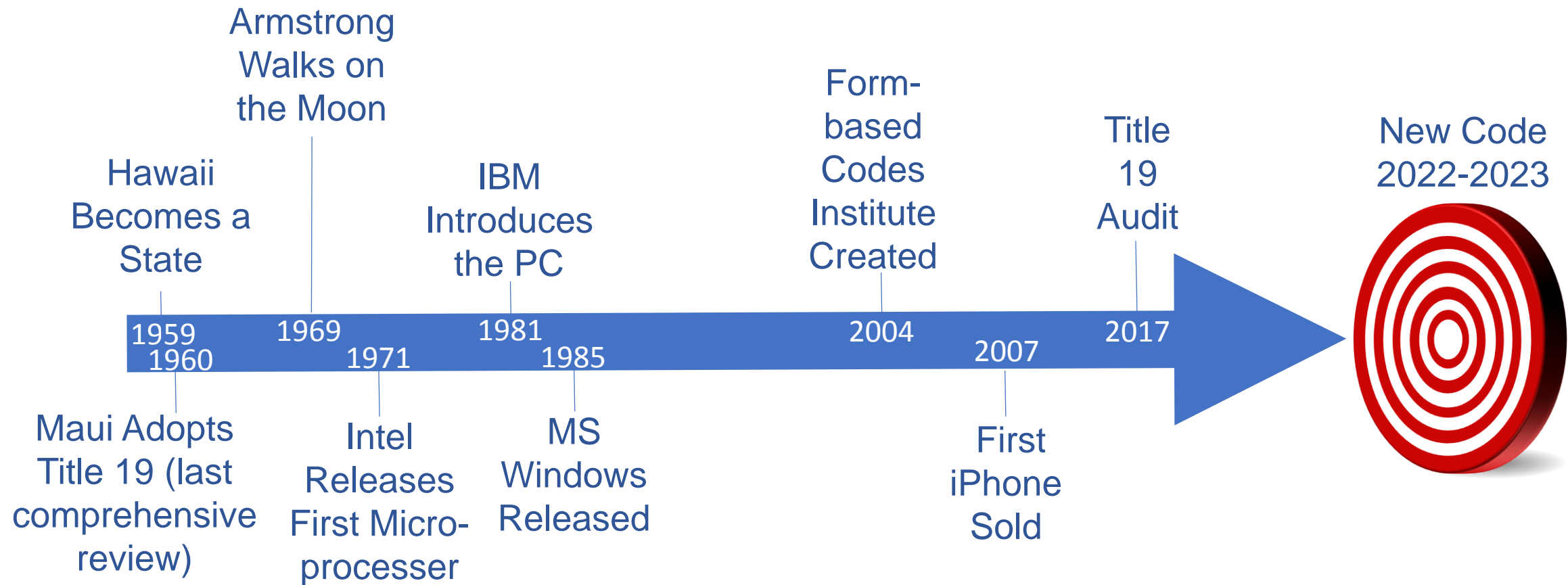


Malachi
Krishok



Tom Schnell

HOW OLD IS TITLE 19?



THE AUDIT—2017 to 2018

The Purpose of the Audit

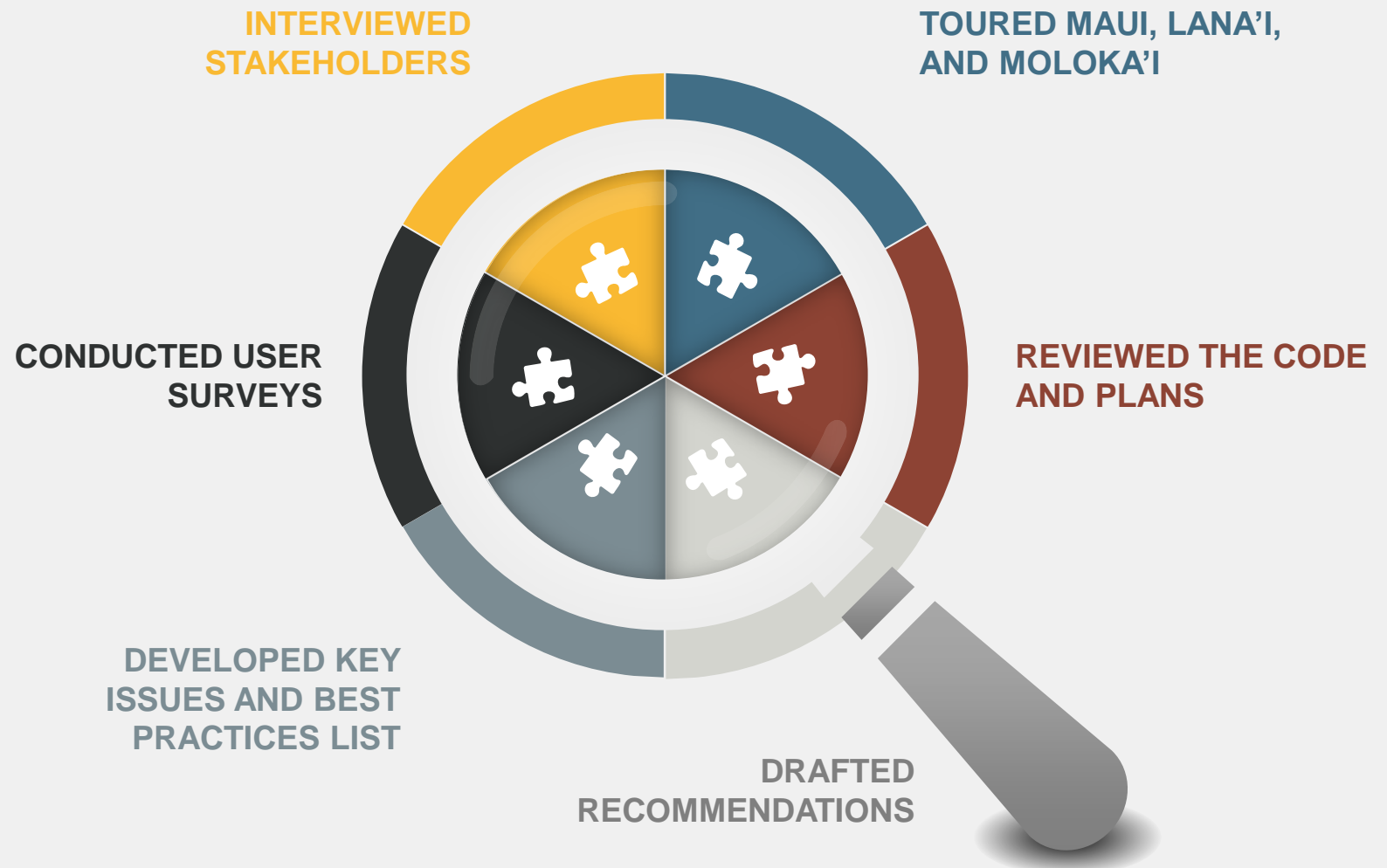
The code framework is obsolete

To determine how the code can be improved

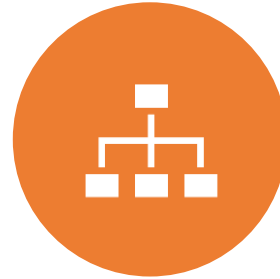
To determine how the current code does or does not work with plans

To explore how contemporary best practices could help Maui

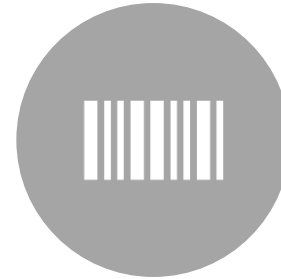
AUDIT ACTIVITIES



AUDIT - KEY FINDINGS



CODE ORGANIZATION
AND READABILITY IS
WEAK



THE CODE LACKS
FLEXIBILITY



PROCESSES AREN'T
CLEAR AND
TRANSPARENT



TEXT AND MAPS ARE
DIFFICULT TO READ AND
ACCESS



HOUSING IS
UNAFFORDABLE FOR
MANY, MANY PEOPLE

AUDIT - KEY FINDINGS



MAUI IS AUTO-CENTRIC
AND T19 ADDS TO
CONGESTION



INTERIM AND STACKED
ZONING PRODUCE
UNDESIRABLE
OUTCOMES



HISTORIC BUILDINGS
FACE OBSTACLES UNDER
T19



SHORT-TERM RENTAL
REGULATIONS ARE
BURDENSOME



THERE IS LITTLE
CONTEXTUAL DESIGN
OR PLACEMAKING



AGRICULTURAL ZONING
PRACTICES AREN'T
WORKING

AUDIT - KEY RECOMMENDATIONS



Create a simplified, hybrid code



Promote housing choice and affordability



Address specific use needs and issues

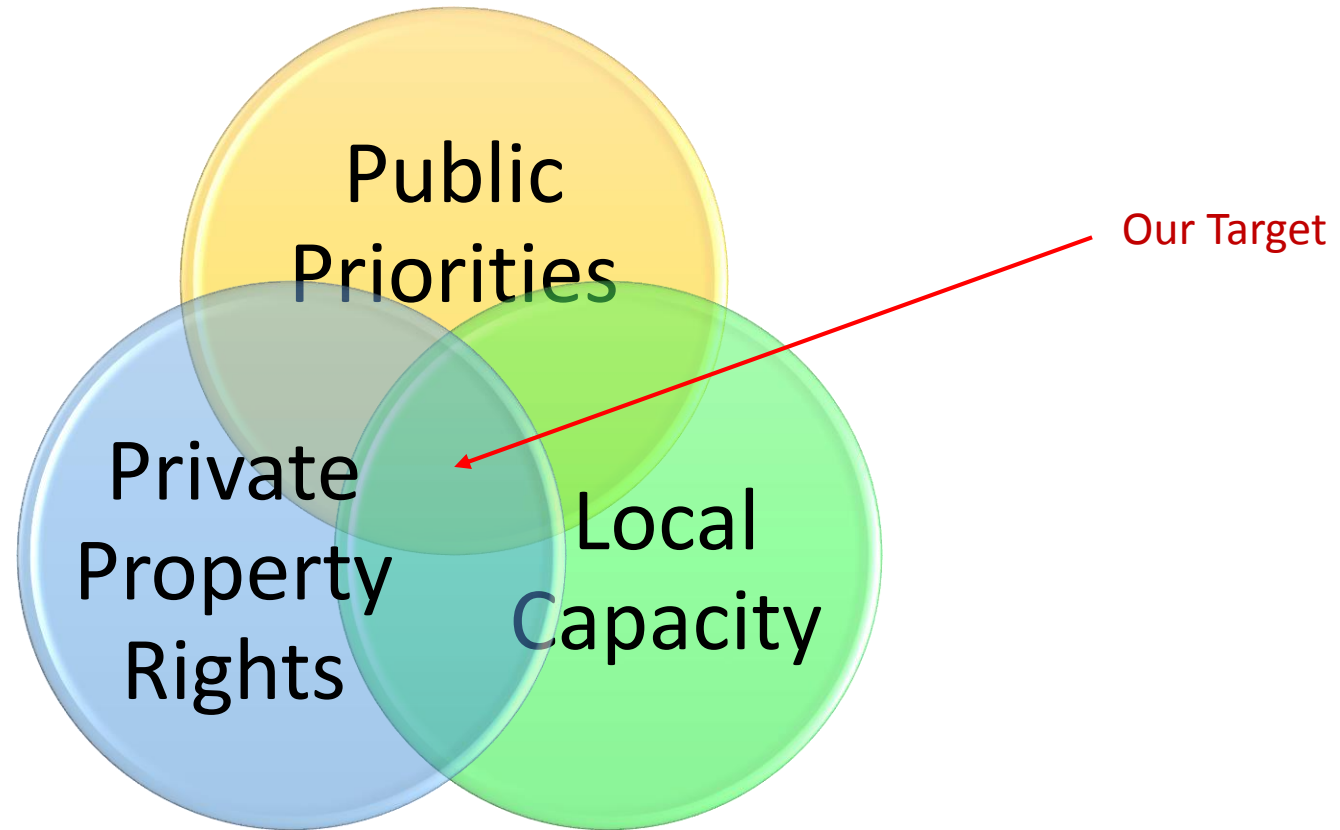


Create multimodal mobility standards



Revise plan content and process

Zoning is a Balancing Act





CODE ORGANIZATION

Code Organization Uses

Current T19

19.18.020 - Permitted uses.

Within the B-2 community business district, the following uses shall be permitted:

| Permitted uses | Criteria or limitations |
|--|--|
| Amusement and recreational activities | |
| Animal hospitals including boarding | |
| Auditoriums, theaters, and gymnasiums including fitness centers, private clubs, and dance halls | |
| Automobile services | Provided all automobile repair operations are conducted wholly within a completely enclosed building; and provided further, that tire rebuilding or battery manufacturing shall not be permitted |
| Automobile upholstery shops | |
| Awning or canvas shops | |
| Baseball, football and other sports stadiums or activities | |
| Bed and breakfast homes, in a lawfully existing single-family dwelling | Subject to the restrictions and standards of section 19.64.030 of this code |
| Buildings and premises used, owned or operated by government agencies, including community centers | |
| Catering establishments | |
| Communication equipment, antenna or | |

Alternate

| PERMITTED USES TABLE | | | | | | | | | | | | | | | | |
|--|-----------------|------|-----|------|------|----|----|------------|----|----|------------|-----|-----|-------------------|-----|-----|
| Use | Zoning District | | | | | | | | | | | | | | | |
| | Residential | | | | | | | Commercial | | | Employment | | | Special Districts | | |
| | RR | R-12 | R-8 | RM-8 | RM-4 | RH | MH | NC | CC | RC | I-1 | I-2 | ORC | VMU | PUD | TND |
| Agriculture | | | | | | | | | | | | | | | | |
| Agriculture | P | P | - | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Residential | | | | | | | | | | | | | | | | |
| Duplex | - | - | - | P | P | P | - | - | - | - | - | - | - | - | P | P |
| Manufactured home | C | - | - | - | - | - | P | - | - | - | - | - | - | - | - | - |
| Multifamily, four or fewer units | - | - | - | - | P | P | - | - | - | - | - | - | - | - | P | P |
| Multifamily, more than four units | - | - | - | - | - | P | - | - | - | - | - | - | - | P | P | P |
| Upper Floor Residential | - | - | - | - | - | - | - | P | P | - | - | - | - | P | P | P |
| Single family | P | P | P | P | P | P | - | - | - | - | - | - | - | P | P | P |
| Boarding house | - | - | - | - | - | C | - | - | - | - | - | - | - | - | - | - |
| Commercial | | | | | | | | | | | | | | | | |
| Automobile body repair and painting | - | - | - | - | - | - | - | - | P | - | P | P | - | - | - | - |
| Carpenter shops, electrical, plumbing and heating shops, furniture upholstery and similar establishments | - | - | - | - | - | - | - | - | - | - | P | P | - | - | - | - |
| Commercial printing | - | - | - | - | - | - | - | - | - | C | P | P | - | - | - | - |
| Building material sales | - | - | - | - | - | - | - | - | P | P | P | - | - | - | - | - |

Code Organization - Dimensional Standards

Current T19

19.18.050 - Development standards.

The development standards in the B-2 community business district shall be as follows:

| | B-2 | Notes and exceptions |
|-----------------------------------|--------------------------------|--|
| Minimum lot area (square feet) | 6,000 | |
| Minimum lot width (in feet) | 60 | |
| Maximum building height (in feet) | 90 | Except that vent pipes, fans, chimneys, antennae, and equipment used for small-scale energy systems on roofs shall not exceed one hundred feet |
| Floor area ratio | 200% | |
| Minimum yard setback (in feet) | | |
| Front | None | |
| Side and rear | 0 or the same as the adjoining | |

Alternate

Table 19-5.1-1: Table of Dimensional Standards

| District or Use | Lots | | | Setbacks Minimum (feet) | | | Height Maximum (feet) ⁸ |
|--|--|---|----------------------------|-------------------------|--|------|------------------------------------|
| | Max. Density and Min. Lot Area (sq. ft.) | Min. Width (feet) | Max. Coverage (percent) | Front ¹ | Side | Rear | |
| RESIDENTIAL DISTRICTS | | | | | | | |
| R-6 | 6,000 | 40 | 40 | 20 | 5 | 15 | 35 |
| R-9 | 9,000 | 60 | | | | 15 | |
| RM-1 | 10 units/acre | 40 for single-family detached; None for all other | 40 | 20 | 5 for single-family detached and duplex; 15 for other uses | 15 | 40 ² |
| RM-1.5 | 15 units/acre | | | | | | |
| RM-2 and RM-3 | 20 units/acre | | | | | | |
| High-rise apartments in RM-3 and OD | 1 acre min. | 150 | 25 ³ | 25 | 25 | 25 | None ⁴ |
| Nonresidential uses in all residential districts | None | None | 40 | 25 | 15 | 15 | 40 ² |
| Accessory structures | | | 50% of principal structure | NP | 5 | 5 | 20 ⁹ |

The image features a dark gray background with three overlapping circles in shades of blue. A white horizontal band runs across the middle of the image, containing the text 'CODE CONTENT' in a dark blue, sans-serif font.

CODE CONTENT

Code Content - District List

Current T19

Draft List of Current Zoning Districts 2020

| | | |
|---|--|--------|
| Residential Districts | R-0 | 19.09 |
| | R-1 | 19.08 |
| | R-2 | 19.08 |
| | R-3 | 19.08 |
| | | |
| Two Family (Duplex) District (I listed this for clarity but you can delete) | D-1 | 19.10 |
| | D-2 | 19.10 |
| Apartment District (ditto above) | A-1 | 19.12 |
| | A-2 | 19.12 |
| Hotel Districts | H-1 | 19.14 |
| | H-M | 19.14 |
| | H-2 | 19.14 |
| | Hotel | 19.14 |
| | | |
| Business Districts | B-1 | 19.16 |
| | B-2 | 19.18 |
| | B-3 | 19.20 |
| | B-R | 19.22 |
| | B-CT | 19.15 |
| | SBR | 19.11 |
| Industrial Districts | M-1 | 19.24 |
| | M-2 | 19.26 |
| | M-3 | 19.25 |
| Agricultural District | AG | 19.30A |
| Park Districts | PK | 19.27A |
| | GC | 19.27A |
| Project Districts | Kihei-Makena PD 2 (Kihei Gateway Park Project) | 19.89 |
| | Kihei-Makena PD 5 | 19.74 |
| | Kihei-Makena PD 8 (Palauoa) | 19.91 |
| | Kihei-Makena PD 9 (Wailea 670) | 19.90A |
| | Lahaina PD 1 | 19.73 |
| | Lanai PD 1 | 19.70 |
| | Lanai PD 2 | 19.71 |
| | Makawao-Pukalani-Kula PD 1 | 19.75 |
| | Waialeale Project District South | 19.95 |
| | | |

| | | |
|----------------------|--|--------|
| | Wailuku-Kahului PD 1 (Maui Lanai) | 19.78 |
| | Waikapu Country Town District (NEW) | 19.96 |
| | Wailuku-Kahului PD 2 (Piuhana) | 19.79 |
| | Wailuku-Kahului PD 3 (Wailuku) | 19.80 |
| | Wailuku-Kahului PD 4 (Waihe'e) | 19.81 |
| | Wailuku-Kahului PD 5 (Maui Tropical Plantation) | 19.86 |
| | West Maui PD 2 (Kapalua Mauka) | 19.92 |
| | West Maui PD 3 (Kaanapali-North Beach Mauka) | 19.94 |
| | West Maui PD 5 (Pulelehua) | 19.93 |
| Rural Districts | County Rural | 19.29 |
| | RU-0.5 | 19.29 |
| | RU-1 | 19.29 |
| | RU-2 | 19.29 |
| | RU-5 | 19.29 |
| | RU-10 | 19.29 |
| Open Space Districts | OS-1 (Passive) | 19.07 |
| | OS-2 (Active) | 19.07 |
| Historic Districts | HD 1 | 19.50 |
| | HD 2 | 19.50 |
| | HD 3 | 19.50 |
| Public/Quasi-Public | P-1 | 19.31 |
| | P-2 | 19.31 |
| Other Districts | Maui Research & Technology Park District (this may be more appropriate under the project district heading) | 19.38 |
| | Kihei Research & Technology Park District (this may be more appropriate under the project district heading) | 19.33 |
| | Napili Bay Civic Improvement District | 19.60 |
| | Airport District | 19.28 |
| | Planned Development (affects density of residential, duplex and rural residential districts) Carol, not sure if you want to remove this, it's not a zoning district. | 19.32 |
| | Interim District | 19.02A |
| | Urban Reserve | 19.69 |
| | | |

*Plus Wailuku Redevelopment Area Zoning and Development Code

Code Content — District Description

Current T19

19.71.020 - Residential PD-L/2.

- A. Permitted Uses. Within the residential districts, the following uses shall be permitted:
1. Principal uses:
 - a. Single-family detached dwellings;
 2. Accessory uses and structures;
 3. Special accessory uses:
 - a. Green houses,
 - b. Accessory dwelling for a lot with .5 acre or more, subject to the provisions of chapter 19.35.
- B. Development standards for residential districts shall be:
1. Minimum lot area, six thousand square feet;
 2. Minimum lot width, sixty feet;
 3. Minimum building setback:
 - a. Front yard, fifteen feet,
 - b. Side yard, six feet, ten feet for the second story of a structure,
 - c. Rear yard, six feet, ten feet for the second story of a structure;
 4. Maximum overall net density, two and one-half units per acre;
 5. Maximum height, two stories not to exceed thirty feet.

(Ord. 1580 § 1 (part), 1986)

19.71.030 - Multifamily PD-L/2.

- A. Permitted Uses. Within multifamily districts, the following uses shall be permitted:
1. Principal uses:
 - a. Single-family detached buildings,
 - b. Apartment houses,
 - c. Duplexes;
 2. Accessory uses and structures.
- B. Development standards for multifamily districts shall be:
1. Minimum lot area, one acre;
 2. Minimum lot width, one hundred ten feet;
 3. Minimum building setback:

Alternate

SECTION 2.21 HEAVY INDUSTRY (IH)

A. PURPOSE

The purpose of this district is to provide places where the manufacturing, processing, storage, and distribution of goods and services can occur freely with limited impacts to adjacent districts related to noise, dust, odor and clutter. The district accommodates a range of commercial and industrial uses, including heavy manufacturing, processing, fabrication, solid waste disposal, power generation, pipeline terminals, and similar uses requiring separation and buffering from less intensive land use and development. Development is sited away from streams, riparian corridors, and wetlands to protect sensitive natural features, waterways, and fish and wildlife habitat and movement corridors. District character is varied but generally defined by large acreage and moderate to large building footprints depending on the use. These districts are located along arterial roads, near or adjacent to rail, with connectivity to other areas in the community by transit and non-motorized facilities.



Typical Development Example

B. PERMITTED BUILDING TYPES

The following is a list of permitted building types allowed within the district. Blah. Blah. Blah.

B.1 Permitted Building Types

| | |
|---------------------|-----------------|
| General Building | See Section x.x |
| Industrial Building | See Section x.x |
| Accessory Building | See Section x.x |
| Commercial | See Section x.x |

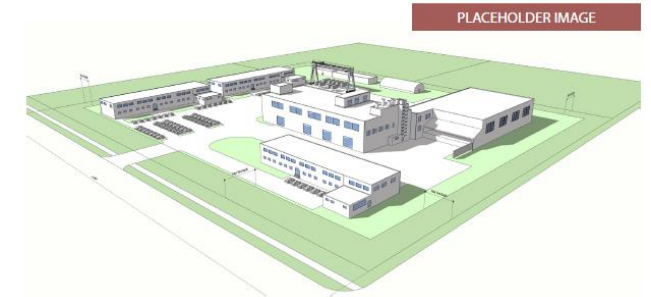
C. PERMITTED USES

See Section x.x



Permitted Building Type Example

PLACEHOLDER IMAGE

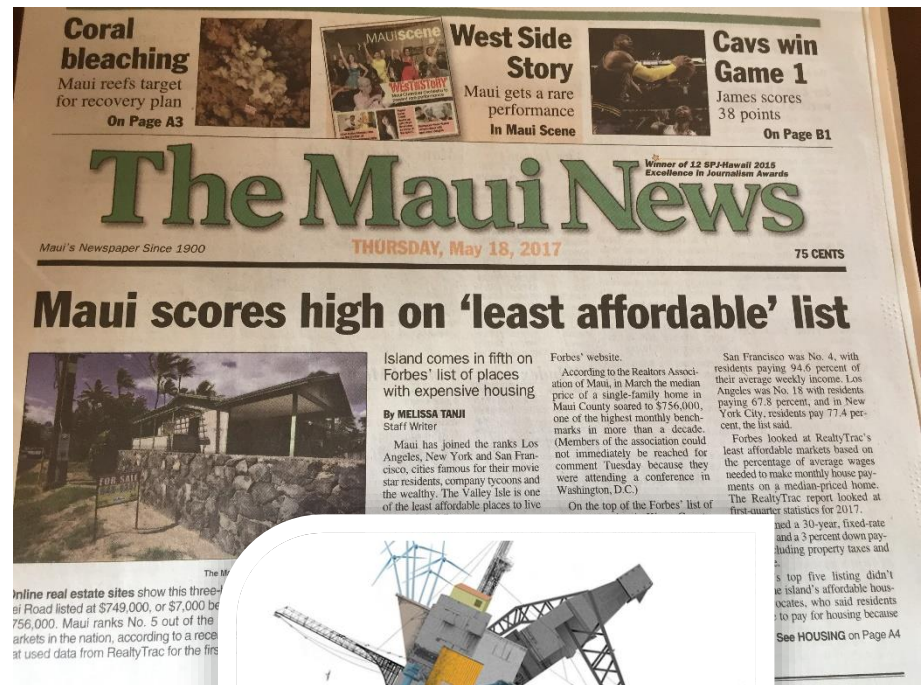


D.1 & D.2 — LOT DIMENSIONS AND BUILDING PLACEMENT EXAMPLE

Issues

"[climate change] will be a growing negative credit factor for issuers without sufficient adaptation and mitigation strategies..."

Moody's



Schumpeter
Big Oil has a do-or-die decade ahead because of climate change

The 2020s are poised to be to energy firms what the 2010s were to utilities—disruptive

- Affordable housing
- Short-term rentals
- Historical/cultural preservation & respect
- The future of agriculture
- Mobility options
- Climate adaptation

T19 Roles and Responsibilities

Maui County

- Support the rewrite process
- Build support for a consolidated county code
- Commit to being involved and helping with engagement—who, what, why, when, how, where?
- Share your thoughts and vision for the code update. What would make your lives easier in interpreting and administering the code?
- Help us control the message and misinformation that is likely to circulate
- Provide timely and relevant input—review materials

Consulting Team

- Lead the rewrite process
- Finalize a public engagement plan
- Interview stakeholders; public
- Work with staff, the AG, PCs, and CC
- Create information pieces for the project website
- Provide best practice examples and suggest solutions
- Draft the code
- Draft a User's Guide
- Launch an online version of the code

Anticipated Project Process

Current code issues and direction

First draft

Second draft

Third draft

Adoption process

User's Guide and Workshops



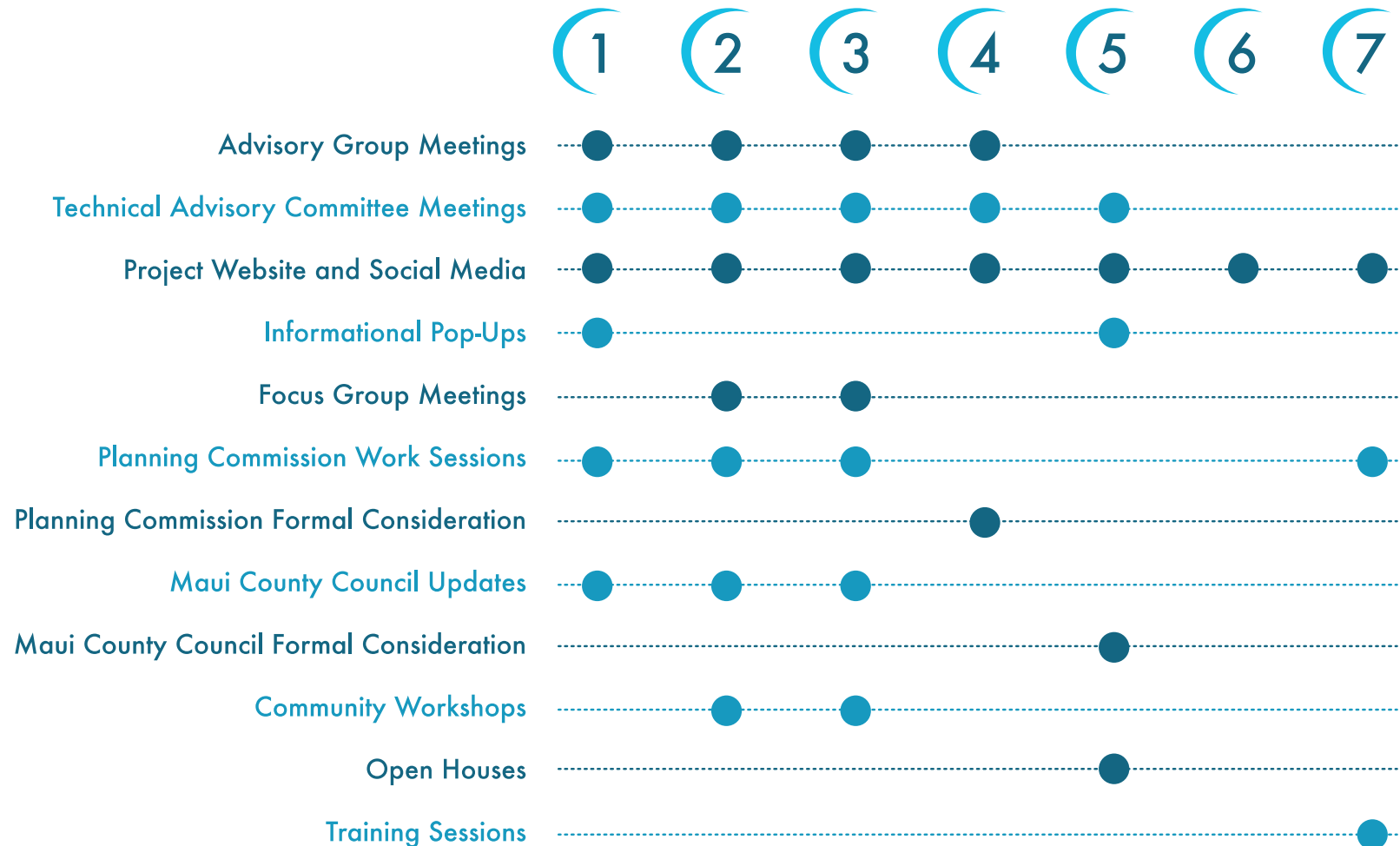
GENERAL PROJECT SCHEDULE



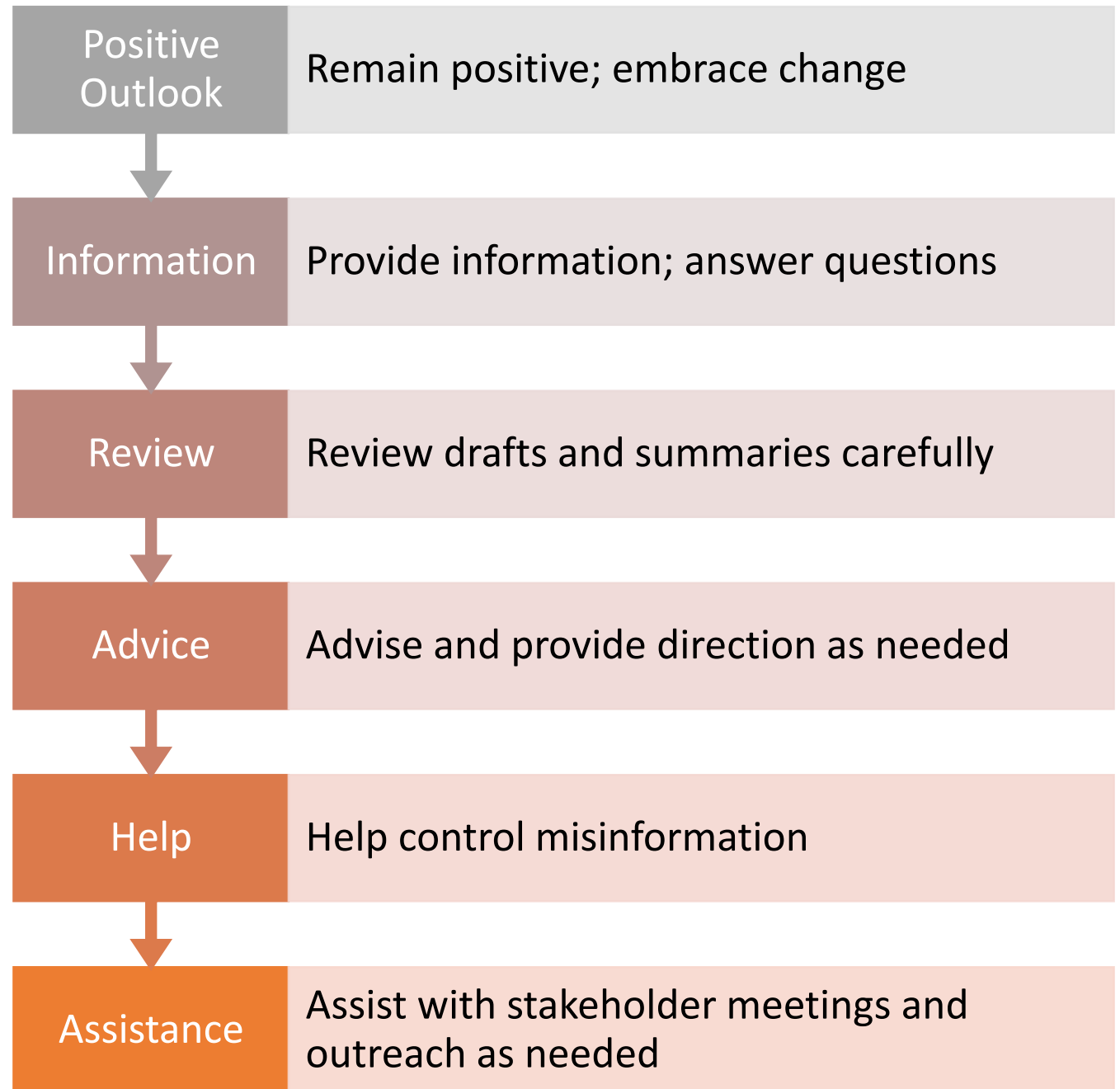
Public Engagement

Phases

PUBLIC ENGAGEMENT SCHEDULE



What We Need From You *Generally*



Discussion & Questions

- How have you struggled with the code?
- What are the most common complaints you hear?
- Is there anything about the code you don't want to see changed? Why?

