

COUNTY OF MAUI
DEPARTMENT OF PLANNING
250 SOUTH HIGH STREET
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-7735 FAX: (808) 270-7634

ZERO LOT LINE OVERLAY DISTRICT

SOURCE OF LEGAL AUTHORITY: Chapter 19.84, Maui County Code, as amended.

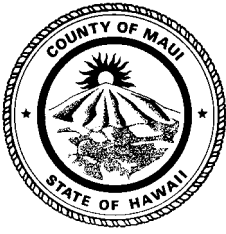
INFORMATIONAL SHEET

The purposes of this zero lot line overlay concept are to allow housing which has the attributes of detached single-family dwellings but which allows placement of dwellings against one of the property lines, permitting the outdoor space to be grouped and utilized to its maximum benefit; to provide a greater lot yield, as compared with the typical single-family development, with cost savings due to less street frontage per zoning lot and smaller lot sizes; and to offer incentives to provide affordable housing by increasing density and expediting development permit processing.

The intent of the zero lot line overlay district is to encourage affordable housing as defined in Title 18 of the Maui County Code by allowing the Directors of Public Works and Planning to increase densities in the underlying zoning district based on criteria and standards established by the Maui County Council. It is further intended that no zero lot line development shall be permitted where there are no public sewer collection and treatment systems.

All developments in the zero lot line overlay district will be processed in accordance with Title 18 of the Maui County Code, including application requirements, provided that a site plan shall be submitted with other application materials which meets the criteria established in Section 19.84.040. Development standards and 19.84.050 Design standards of Chapter 19.84 R-O Zero-Lot Line Overlay District.

The final site plan will be approved and signed by the Public Works Director and a copy filed with both the Department of Planning and Department of Public Works, Subdivision Section.



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APPLICATION TYPE: ZERO LOT LINE OVERLAY DISTRICT

DATE: _____ **VALUATION:** \$ _____

PROJECT NAME: _____

PROPOSED DEVELOPMENT: _____

TAX MAP KEY NO.: _____ **CPR/HPR NO.:** _____ **LOT SIZE:** _____

PROPERTY ADDRESS: _____

OWNER: _____ **PHONE: (B)** _____ **(H)** _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

OWNER SIGNATURE: _____

APPLICANT: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE (B): _____ **(H):** _____ **FAX:** _____

APPLICANT SIGNATURE: _____

AGENT NAME: _____

ADDRESS: _____

CITY: _____ **STATE:** _____ **ZIP CODE:** _____

PHONE (B): _____ **(H):** _____ **FAX:** _____

EXISTING USE OF PROPERTY: _____

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: _____

COMMUNITY PLAN DESIGNATION: _____ **ZONING DESIGNATION:** _____

OTHER SPECIAL DESIGNATIONS: _____

**ZERO LOT LINE OVERLAY DISTRICT APPLICATION
REQUIRED SUBMITTALS**

- ___ 1. Evidence that the applicant is the owner or lessee of record of the real property.
- ___ 2. A notarized letter of authorization from the legal owner if the applicant is not the owner.
- ___ 3. Original + 1 copy of a location map showing the project in relation to the surrounding area and the location of all major community facilities within a one-half mile radius of the project.
- ___ 4. Original + 1 copy of a site plan showing:
 - a. The land area for a zero lot line overlay is not less than one acre and not greater than twenty-five acres.
 - b. Proposed Uses and the building footprints of each structure.
 - c. Lot area of each lot.
 - d. Lot widths of each lot.
 - e. Setbacks and yard requirements for each lot.
 - f. Staggered siting of dwelling units not less than three feet on adjacent lots, provided that dwelling units built on adjacent zero lot lines shall be exempt from this requirement.
 - g. Identification of any two dwelling units on the same zero lot line.
 - h. Identification of dwelling units located adjacent to other zoning district. Please note that no dwelling unit shall be sited on a zero lot line if the adjacent lot is in another zoning district.
 - i. Identification of dwellings located on alternating zero lot lines. Please note that dwelling units may be located on alternating zero lot lines if a zero lot line of a lot is not adjoined by a zero lot line of an adjacent lot.
 - j. Identification of maintenance easements.
 - k. Identification of access (i.e. shared driveway or private street easements).
 - l. Identification of tandem parking.

Note: On lots where the dwelling is not to be provided, the site plan shall identify the buildable area of the lot in compliance with the restrictions of the zero lot line overlay district.
- ___ 5. Original + 1 copy of Conceptual architectural drawings showing elevations, sections and dimensions of buildings and units.
- ___ 6. Landscape plan for the common open space areas and streets showing location, type and size of existing and proposed new vegetation and irrigation system.
- ___ 7. Photographs of the site, surrounding properties, and relationship of the site to the nearest public roadway.
- ___ 8. **Non-refundable filing fee** (see Fee Schedule, Table B), payable to *County of Maui, Director of Finance*.

Original + 1 copy of Items 3-7 should be submitted for Departmental review; when information is deemed suitable for agency transmittal, the Planning Department will request additional copies of the applicant.

**COUNTY OF MAUI
DEPARTMENT OF PLANNING**

ZONING AND FLOOD CONFIRMATION REQUEST FORM

APPLICANT: _____ PHONE NO.: _____

ADDRESS: _____

PROJECT NAME: _____

ADDRESS AND/OR LOCATION: _____

TMK NUMBER(S): _____

ZONING INFORMATION

STATE LAND USE _____ COMMUNITY PLAN _____

COUNTY ZONING _____ SPECIAL DISTRICT _____

OTHER _____

FLOOD INFORMATION

FLOOD HAZARD AREA* ZONE _____

BASE FLOOD ELEVATION _____ mean sea level, 1929 National Geodetic Vertical Datum or for Flood Zone A0, FLOOD DEPTH _____ feet.

FLOODWAY [] Yes or [] No

FLOOD DEVELOPMENT PERMIT IS REQUIRED [] Yes or [] No

* For flood hazard area zones B or C; a flood development permit would be required if any work is done in any drainage facility or stream area that would reduce the capacity of the drainage facility, river, or stream, or adversely affect downstream property.

FOR COUNTY USE ONLY

REMARKS/COMMENTS: _____

- Additional information required.
- Information submitted is correct.
- Correction has been made and initialed.

Reviewed and Confirmed by:

Signature

Date

Zoning Administration and Enforcement Division