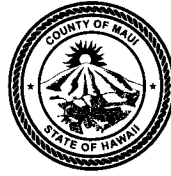


ALAN M. ARAKAWA
Mayor

WILLIAM R. SPENCE
Director

MICHELE CHOUTEAU McLEAN
Deputy Director



COUNTY OF MAUI

DEPARTMENT OF PLANNING

April 8, 2014

RECEIVED
2014 APR -8 AM 10: 21
OFFICE OF THE MAYOR

Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:

Honorable Donald Couch, Chair
and Members of the Planning Committee
200 South High Street
Wailuku, Hawaii 96793

APPROVED FOR TRANSMITTAL

Mayor

2014 APR -9 AM 9: 54
OFFICE OF THE
COUNTY COUNCIL

RECEIVED


Dear Chair Couch and Members:

SUBJECT: BILL FOR AN ORDINANCE AMENDING TITLE 19.16, MAUI COUNTY CODE, RELATING TO NEIGHBORHOOD BUSINESS DISTRICT (PC-6)

The Department of Planning (Department) is transmitting a revised proposed bill that incorporates revisions made by your committee. The Department originally transmitted this item to the County Council on February 17, 2011 and it was last taken up by the Council's Planning Committee on March 14, 2013. At this meeting, the Committee asked for Corporation Council and the Department of Planning to make revisions; Attached is the revised bill approved by the Corporation Counsel as to form and legality.

Thank you for your attention to this matter. Should further clarification be necessary, please contact Administrative Planning Officer Joseph Alueta at Ext. 7743.

Sincerely,


WILLIAM SPENCE
Planning Director

Attachment

xc: Clayton I. Yoshida, Planning Program Administrator
Joseph W. Alueta, Administrative Planning Officer

WRS:JWA:atw
Project File
General File

PLANNING\ALL\APO\19.16 B-1\transmittalcoucil2.doc

ORDINANCE NO. _____

BILL NO. _____ (2014)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.16, MAUI COUNTY CODE, RELATING TO B-1 NEIGHBORHOOD BUSINESS DISTRICT

BE IT ORDAINED BY THE PEOPLE OF THE COUNTY OF MAUI:

SECTION 1. Chapter 19.16, Maui County Code, is amended to read as follows:

"Chapter 19.16

B-1 NEIGHBORHOOD BUSINESS DISTRICT

Sections:

- 19.16.010 [Generally.] Purpose and intent.
- 19.16.020 Permitted uses.
- 19.16.030 [Required conditions.] Accessory uses.
- 19.16.040 [Area regulations.] Special uses.
- 19.16.050 [Height regulations.] Development standards.
- 19.16.060 [Yards.] Rule making authority.

19.16.010 [Generally.] Purpose and intent. A B-1 neighborhood business district is one wherein retail businesses or service establishments supply commodities or perform services to meet the daily needs of the neighborhood.

19.16.020 Permitted uses. Within the B-1 neighborhood business district, the following uses shall be permitted:

- A. Barber or beauty shops;
- B. Baker goods stores;
- C. Book, stationery, or gift stores;
- D. Candy stores;
- E. Churches;
- F. Day care centers and nurseries;

- G. Delicatessen stores;
- H. Drugstores;
- I. Florist shops;
- J. Grocery stores and meat markets;
- K. Ice cream or snack counters;
- L. Laundromats;
- M. Liquor stores (package only);
- N. Gasoline retailing; provided that, it is owned and operated as an adjunct to a neighborhood store; and further provided that, no servicing, repairing, storing, washing, or maintenance of vehicles will be permitted on the premises;
- O. Other similar retail businesses or service establishments that supply commodities or perform services primarily for residents of the surrounding neighborhood; provided that, such uses shall be approved by the commission as conforming to the intent of this title;
- P. One single-family dwelling per lot; provided that, the lot is sufficiently large to provide a lot area six thousand square feet for the dwelling after the area for the business, parking, and other accessory areas for the business have been subtracted; or living and sleeping quarters for a single family constructed above the ground floor of the business building;
- Q. Bed and breakfast homes, subject to the provisions of chapter 19.64 of this title;
- R. Home occupations in single-family dwellings permitted pursuant to subsection P; and
- S. Short-term rental homes, subject to the provisions of chapter 19.65 of this title.]

<u>Permitted uses</u>	<u>Criteria or limitations</u>
<u>Bakeries</u>	
<u>Barber or beauty shops</u>	
<u>Bed and breakfast and short-term rental homes</u>	<u>Subject to the restrictions and standards of section 19.64.030 and chapter 19.65 of this code</u>
<u>Book, stationery or gift stores</u>	

<u>Buildings and premises used, owned, or operated by government agencies, including community centers</u>	
<u>Candy stores</u>	
<u>Day care facilities</u>	
<u>Delicatessen stores</u>	
<u>Drugstores</u>	
<u>Farmers markets</u>	
<u>Flower shops</u>	
<u>Gasoline retailing</u>	<u>Provided it is owned and operated as an adjunct to a permitted retail use; and provided further, that no servicing, repairing, storing, washing, or maintenance of vehicles shall be permitted on the premises</u>
<u>Grocery stores and meat markets</u>	
<u>Home occupations</u>	
<u>Ice cream or snack counters</u>	
<u>Laundromats</u>	
<u>Liquor stores</u>	<u>Package only</u>
<u>News and magazine stands</u>	
<u>One single-family dwelling per lot</u>	<u>Provided the lot is sufficiently large to provide a lot area of six thousand square feet for the dwelling after the area for the business, parking, and other accessory areas for the business have been subtracted</u>
<u>Parks and playgrounds</u>	
<u>Recycling collection centers</u>	<u>Conducted wholly within a completely enclosed building or within an area enclosed on all sides by a solid fence or wall at least six feet in height; and provided, that no goods, materials, or objects shall be stacked higher than the fence or walls so erected</u>
<u>Redemption center</u>	

<u>Religious, benevolent, or philanthropic societies, civil organizations, and quasi-public uses</u>	
<u>Service business residential ("SBR") service establishments</u>	
<u>Transient vacation rental</u>	<u>Except on Molokai; and provided further that the number of bedrooms does not exceed eight</u>
<u>Other similar retail businesses or service establishments that provide goods or services primarily for residents of the surrounding neighborhood</u>	<u>Provided, such uses shall be approved by the director of planning as conforming to the intent of this title</u>

19.16.030 [Required conditions. A. All business, services, or processing shall be conducted wholly within completely enclosed buildings, except for day care centers, nurseries, automobile parking, and/or off-street loading.

B. All goods produced on the premises, whether primary or incidental, shall be sold at retail and only on the premises where produced.] **Accessory uses.** The following uses located on the same lot, are deemed accessory, customary, incidental, usual, and necessary to the permitted uses in the B-1 neighborhood business district:

<u>Accessory uses</u>	<u>Criteria or limitations</u>
<u>Energy systems, small-scale</u>	<u>Provided there will be no detrimental or nuisance effect upon neighbors</u>
<u>Fences</u>	
<u>Garages</u>	
<u>One or more dwelling units</u>	<u>Located above or below the first floor of a permitted use</u>

<u>Other uses that are determined by the director of planning to be clearly incidental and customary to a permitted use</u>	
---	--

19.16.040 [Area regulations. The minimum lot area shall be six thousand square feet and the minimum lot frontage shall be sixty feet.] Special uses. The following are declared special uses in the B-1 neighborhood business district, and approval of the appropriate planning commission shall be obtained, upon conformance with the intent of this article and subject to such terms and conditions as may be warranted and required.

<u>Special uses</u>	<u>Criteria or limitations</u>
<u>Transient vacation rentals</u>	<u>Nine to twenty bedrooms; except on Molokai, where the maximum number of bedrooms and use shall be determined by the planning commission</u>

19.16.050 [Height regulations. No building shall exceed two stories and thirty feet in height.] Development standards. The development standards in the B-1 neighborhood business district shall be as follows:

	<u>B-1</u>	<u>Notes and exceptions</u>
<u>Minimum lot area (square feet)</u>	<u>6,000</u>	
<u>Minimum lot width (in feet)</u>	<u>60</u>	

<u>Maximum building height (in feet)</u>	<u>30</u>	<u>Except that vent pipes, fans, chimneys, antennae, and equipment used for small-scale energy systems on roofs shall not exceed forty feet</u>
<u>Minimum yard setback (in feet)</u>		
<u>Front</u>	<u>15</u>	
<u>Side and rear</u>	<u>6</u>	
<u>Side and rear for the portion of the building above fifteen feet</u>	<u>10</u>	
<u>Maximum height and minimum setback for free-standing antennae or wind turbine structures</u>	<u>Maximum height of 50 feet; minimum setback of 1 foot for each foot in height, from all property lines</u>	
<u>Accessory structures within setback area</u>	<u>Mail boxes, trash enclosures, boundary walls, and ground signs</u>	
<u>Enclosure requirement</u>	<u>All business, services, or processing shall be conducted wholly within completely enclosed buildings</u>	<u>Except day care facilities, automobile parking lots, and off-street loading areas</u>

19.16.060 [Yards. There shall be a front yard of fifteen feet, side yard of six feet, and a rear yard of six feet; except that for any two-story building, a side yard of ten feet, and a rear yard of ten feet shall be required.] Rule making authority.
The director of planning may adopt rules to implement this chapter."

SECTION 2. Material to be repealed is bracketed. New material is underscored. In printing this bill, the County Clerk need not include the brackets, the bracketed material, or the underscoring.

SECTION 3. This ordinance shall take effect upon its approval.

APPROVED AS TO FORM
AND LEGALITY:



MICHAEL J. HOPPER
Deputy Corporation Counsel
County of Maui

S:\ALL\MJH\ORDS\Amend19.16.rev 9-25-13.doc