

## Rural and Agricultural Land Use Designations

	Urban Town	Country Town	Rural Lands		Agricultural Lands		
			Rural Service Center	Rural Residential	Agricultural 1	Agricultural 2	Agricultural 3
Characteristics	Communities that represent the most intensive and diversified urban land uses on the island. These areas contain a more complete assemblage of land use types and densities, including commercial, retail, civic, industrial and tourism accommodation uses. Infrastructure is urban in nature and reflects the needs of higher density land uses. (Kihei, West Maui, Wailuku and Kahului)	Communities that are larger, more established and self-sufficient than Rural Service Centers with more diversified goods, services and often contain civic and public uses (schools, park, recreational facilities). Primary employment opportunities are usually in nearby urban areas. (Makawao, Paia, Hana)	Small cluster of goods/services to support surrounding rural residential uses and agricultural communities. Facilities are generally limited and many essential goods and services are located in a larger town. Employment is generally a function of nearby urban areas or Country Towns. (Haiku, Waokia, Keokea)	Primarily a residential development pattern with lower residential densities (0.5 to 2 du/acre), limited agricultural activities, and few services or employment opportunities. (Kula 200, Wailuku Country Estates, Maui Meadows, etc.)	Includes ALISH Classifications (Prime, Unique, and Other). Typical lots sizes are greater than 50 acres, and represent the most productive agricultural lands on Maui. The majority of the land is in cane, pineapple, cattle, or other intensive forms of production.	Includes ALISH Classifications (Prime, Unique, Other). Includes a mixture of lots sizes and includes small commercial and subsistence agricultural operations interspersed with residential uses. Agricultural production includes small to medium size operations and includes a significant portion of the island's diversified agricultural activities.	Includes limited ALISH classification and lot sizes are generally greater than 50 acres in size. Currently utilized for grazing, and serves as open space protection between communities.
Purpose	Ensure that future development occurs in an orderly fashion, allows in-fill and revitalization opportunities and encourages "new urbanism" and "neo-traditional design" techniques.	Protect the integrity, unique sense of place, and economic viability of Maui's Country Towns.	Provide basic goods and services to rural residential and agricultural communities.	Contain the spread of rural residential uses into prime agricultural areas and provide a tool for designing communities/towns with a mix of lots sizes and lifestyle choices.	Protect existing agricultural production and limit future subdivision potential.	Protect the viability of small-scale agricultural production and limit impact between agricultural uses and existing/future residential development. Recognize and provide for subsistence agricultural uses / lifestyle options.	Protect future grazing potential, and retain open space between communities.
Policy Options	Protect separation between communities through the use of Urban Growth Boundaries. Require community-based design processes. Require Design Guidelines for future development. Identify and promote redevelopment and in-fill opportunities. Encourage higher-density residential development to promote resident-housing opportunities.	Protect separation between communities through the use of Country Town Boundaries. Allow for expansion where appropriate. Utilize Design Guidelines and rural infrastructure standards to protect Country Town character.	Protect separation between communities through the use of Rural Service Center Boundaries. Allow for expansion where appropriate. Utilize rural design guidelines and appropriate infrastructure standards to protect rural character.	Minimize expansion of infrastructure that could lead to urbanization. Define areas appropriate for additional rural development patterns. Promote tax/water rate structure equitable to actual land use. Adopt appropriate infrastructure standards to protect rural character.	Strongly discourage conversion to residential or urban uses. Require appropriate buffer when adjacent uses convert to more urban land use pattern. Utilize TDR and PDR program to deflect development to more appropriate areas and protect future agricultural production. Provide favorable tax and water rates to commercial agricultural operations. Strong "Right to Farm" policies.	Reduce minimum lot size and require/promote Conservation Subdivision Design and Low Impact Development techniques. Provide favorable tax and water rates to commercial agricultural operations. Support strong "Right to Farm" policies.	Utilize Conservation Subdivision design to protect open space and grazing potential. Consider as a receiving area from Agricultural 1 Overlay district.