MEMORANDUM

TO: Citizens of Lanai City
FROM: Garrett Smith, Senior Planner

SUBJECT: LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN GUIDELINES AND STANDARDS, 2011

BACKGROUND

On December 16, 2011, County Council adopted Resolution No. 11-137, requesting the Lanai Planning Commission's review and comment on a document titled "Lanai City County Town Business District Design Guidelines and Standards 2011" ("design guidelines"). (Attachment 1).

County Council's intent was to replace the existing 1997 design guidelines with the document introduced by Resolution No. 11-137.

In addition to review by the Lanai Planning Commission (LPC), Title 19 of the Maui County Code required the Lanai community and the Urban Design Review Board (UDRB) to review and comment on the design guidelines. Although not required by Title 19, the Planning Department (Department) also requested the Cultural Resources Commission's (CRC) comments on the document.

In 2012, we held the following meetings to review the document:

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<th>Public Meeting</th>
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<td>Urban Design Review Board Meeting</td>
<td>February 7, 2012 and March 6, 2012</td>
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<tr>
<td>Community Meeting in Lanai City</td>
<td>March 12, 2012</td>
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<tr>
<td>Lanai Planning Commission</td>
<td>March 21, 2012</td>
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<tr>
<td>Cultural Resources Commission</td>
<td>April 5, 2012</td>
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Both the Lanai community and the LPC felt that the 2011 design guidelines deserved a broader community discussion than the 120-day process required by Resolution No. 11-137. The LPC voted to keep the existing 1997 design guidelines in place until the Department updated the Lanai Community Plan. The Department sent the comments and minutes of the
Lanai community, LPC, CRC, and UDRB meetings to the County Council in a memorandum dated June 12, 2012 (Attachment 2).

In a February 27, 2013 communication, the County Council requested the Department’s recommendation on adopting the design guidelines (Attachment 3). The Department issued a response dated March 21, 2013, recommending that the County Council keep the existing 1997 design guidelines in place until they adopted the updated Lanai Community Plan (Attachment 4).

The updated Lanai Community Plan was adopted on July 26, 2016. Now we are recirculating the design guidelines for your review. The Department will use your comments, as well as other recommendations we received during the public comment period, to guide revisions to the 2011 design guidelines. Once we revise the document, we will send it to the County Council for review. County Council will then adopt the document via resolution.

The Cultural Resources Commission and the Urban Design Review Board recently reviewed and provided comments on the recirculated document. A summary of comments received during this recent review is provided below:

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<tr>
<th>Public Meeting</th>
<th>Meeting Date(s):</th>
<th>Comments</th>
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<tr>
<td>Cultural Resources Commission Meeting</td>
<td>November 2, 2017</td>
<td>Voted to accept the Department’s recommendations with additional changes:</td>
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<td>1. <strong>Architectural Design Guidelines (page 38)</strong></td>
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<td>Remove the reference to hipped roofs in the description of the Plantation Style, so that it reads:</td>
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<td>“The Plantation Style is generally described by deep roof overhangs, sloped metal [hip] roofs, front porches, wood siding and multi-pane windows.”</td>
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<td>2. <strong>Siding/Finish Materials (page 38)</strong></td>
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<td>Remove the reference to battens being spaced 12 inches on center in the description of exterior</td>
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A public hearing before the Lanai Planning Commission will also be held Wednesday, February 21, 2018 at 5:00 p.m. at the Lanai Senior Center for the Commission to receive formal public comments on the design guidelines.

**DEPARTMENT RECOMMENDATIONS**

The Department recommends that you consider the comments recently provided by the UDRB and the CRC.

In addition, the Department offers the following recommendations for you to consider in your review of the design guidelines. The recommendations incorporate relevant sections of the 2016 Lanai Community Plan. They also address comments and concerns previously expressed by the Lanai community, LPC, UDRB, and CRC in 2012.
Please note that some of the Department’s recommended changes do not provide specific language. The Department will work with the project’s consultants to develop language in these instances. For the recommendations that do provide specific language, new text is underscored, while text to be deleted is bracketed.

1. **Introduction**

   A. **Recommendation**: Replace all references to the 1998 Lanai Community Plan on pages 1-3 with information from the Urban Design chapter of the 2016 Lanai Community Plan (Attachment 5).

   **Reason**: The design guidelines should reflect the updated plan’s language related to urban and rural design.

   B. **Recommendation**: Add a new section under the Introduction header titled “Applicability.” This section will clarify that the design guidelines only apply to properties with Country Town Business (CTB) zoning. This section will also state that the character of the district will be best maintained if non-CTB zoned properties also follow the design guidelines.

   **Reason**: The document should clarify that only properties within the CTB district are required to follow the design guidelines. It should also emphasize that properties outside the district should consider following the design guidelines even though it is not required. This will help Lanai City retain its unique character.

   C. **Recommendation**: Add the following statement to the Summary of Recommendations section on page 5:

   “The main purpose of this document is to retain the design elements that give Lanai City its unique character. This includes its grid layout with alphabetically and numerically ordered streets and its historic buildings.”

   **Reason**: The design guidelines should underscore the importance of preserving the town’s character. The street pattern and numbering system are important character-defining features of Lanai City.

2. **Design Characteristics of Lanai City**

   A. **Recommendation**: Add historical photos of Lanai City to page 8.

   **Reason**: Historical photos emphasize the special character of the town.

3. **Maps**

   A. **Recommendation**: Replace all CTB district maps with current maps.

   **Reason**: The design guidelines should provide current CTB district data.
4. **Inventory of Characteristic Buildings in Lanai City**

**A. Recommendation:** Amend page 23 to clarify that the following buildings do not have CTB zoning:

- Old Lanai Police Station and Jail;
- Lanai Sacred Hearts Church; and
- Lanai Gymnasium.

Put these buildings in a separate section, noting they do not have CTB zoning, but contribute to the character and history of the town.

**Reason:** The guidelines need to clarify the properties listed above do not have Country Town Business zoning.

5. **Design Guidelines and Standards for Lanai City Country Town Business District**

**A. Recommendation:** Amend paragraph 3 on page 30, referring to hazardous buildings, to read:

"[Any and all buildings that are structurally unsafe and determined by a structural engineer or an architect or County building inspector to be a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment shall be allowed to be demolished. Provided that the new structure shall follow the Lanai City Country Town Business District Design Guidelines and Standards as much as possible] Subsection 19.15.010.B of the Maui County Code states, “It is intended that the urban design character of the more remote business districts be preserved and maintained to promote the “country town” atmosphere of the various rural business communities in Maui County.” However, it is recognized that there can be circumstances beyond the control of the owner or situations involving public health, safety, and welfare which may result in the necessary demolition of a building within the Lanai City BCT District, though “demolition by neglect” is unacceptable. Buildings on existing substandard lots may be reconstructed on the established building footprint, in accordance with the design guidelines.”

**Reason:** During the LPC’s review of the design guidelines in 2012, several community members raised concerns over this paragraph. Some felt it promoted demolition by neglect. Additionally, Lanai City’s demolition by neglect issue is referenced on page 10-1 of 2016 Lanai Community Plan, which states:

"There are also a number of structures that are empty and falling into substantial disrepair, becoming so termite infested that they may not be renovated and restored, resulting in what has become known as “demolition by neglect.” Residents of Lanai greatly value the unique character of their town and would like to see town’s design character maintained and enhanced, while also allowing for improvements for safety, efficiency, expansion, and viability."
The recommended rewording would allow for the demolition of buildings that have been deemed hazardous to public safety, health, or welfare, while removing some of the language opposed by the Lanai community.

B. **Recommendation:** Amend paragraph 4 on page 30, referring to conflicts between the County Code and the design guidelines, to read:

"[Where a conflict exists between the adopted B-CT district guidelines and standards, and the Maui County Code, the design guidelines and standards shall prevail.] **Except as necessary to protect public health, safety and welfare, where a conflict exists between adopted country town business district design guidelines and standards and the Maui County Code, the design guidelines and standards shall prevail.**"

**Reason:** The recommended rewording mirrors the language used in Chapter 19.15 of the Maui County Code, which would provide consistency between the design guidelines and the code.

C. **Recommendation:** Amend the Parking section on page 33 as follows:

"1. All [existing commercial] **permitted** uses within the Lanai City Country Town Business District (B-CT) shall be exempt from [off-street] parking requirements established in Chapter 19.36A – Off-street Parking and Loading of the Maui County Code, including additional outside dining areas.

2. [All] **No** existing parking stalls fronting Dole Park and within the Lanai City B-CT District shall [not] be required to meet Chapter 19.36A [Off Street Parking and Loading] of the Maui County Code.

3. All new construction within the Lanai City B-CT district shall be allowed up to a 50 percent reduction in the number of required parking spaces.

4. **3.** Grass and gravel parking areas shall be permitted as well as on street parking.

5. New multi-family housing in the Lanai City B-CT District shall provide a parking ratio of 1.5 parking stalls per unit.

6. Tandem parking for residences and multi-family housing shall be allowed to satisfy parking requirements.

7. **4.** A minimum of one loading space shall be provided for each series of buildings within the business district for buildings between two thousand and ten thousand square feet. A minimum of two loading spaces for buildings in excess of ten thousand square feet is required.

8. **5.** Where a conflict exists between adopted B-CT district guidelines and standards, and the Maui County Code, the design guidelines and standards shall prevail."
**Reason:** The recommended amendments would exempt all permitted uses within the Country Town Business district from complying with parking requirements established in Chapter 19.36A of the Maui County Code. They would also eliminate reference to parking requirements for multi-family housing, which is not a permitted use within the Country Town Business district.

D. **Recommendation:** Amend item 1 of the Scale section on page 35 to read:

"[Building heights shall be limited to two stories not exceeding 35 feet. Commercial structures directly fronting Seventh and Eighth Street (not including the Lanai Playhouse shall be maintained as one-story.) Building height shall be limited to 35 feet except that buildings within the business/commercial areas surrounding Dole Park (not including the Lanai Theater) shall not exceed 15 feet in height."

**Reason:** The recommended rewording incorporates language from the Urban and Rural Design Principles of the 2016 Lanai Community Plan. The rewording also uses feet rather than stories, which is less subject to interpretation.

E. **Recommendation:** Amend items 3 and 4 of the Scale section on page 35 to establish a maximum building footprint.

**Reason:** Some of the lots within the CTB district are the size of an entire block. As currently written, items 3 and 4 would allow buildings on these lots to cover half the block and be two stories tall.

F. **Recommendation:** Update the Landscaping and Planting section on page 37 and Appendix C to reference the 2016 Maui County Planting Plan for information on tree and plant species, planting methods and maintenance.

**Reason:** The newest version of the Planting Plan provides in-depth information on invasive species. The plan refers readers to the website [www.plantpono.org](http://www.plantpono.org), which provides photos and names of invasive plants to avoid noninvasive plants for planting considerations.

6. **Architectural Design Guidelines**

A. **Recommendation:** Amend pages 38-39 by providing separate sets of guidelines for each of the following activities: rehabilitation of historic structures, additions to historic structures, and new construction.

Please refer to Attachment 6 for more information. The language used in Attachment 6 could be adapted and incorporated into the Architectural Design Guidelines section.

**Reason:** The recommended changes accomplish Strategy 2B of the 2016 Lanai Community Plan's Urban Design chapter, which states: "Review, revise, and enhance as necessary the B-CT design guidelines for Lanai City to provide more detailed guidance for new construction as well as renovation and reconstruction of existing structures..."
B. **Recommendation:** Amend the Roof section on page 38 to note that the use of corrugated or standing seam metal roofing is encouraged but not required.

**Reason:** The amendment makes it clear it is not a requirement.

7. **Streetscape Guidelines**

   A. **Recommendation:** Amend item 5 of the Fences section to read:

   “Fences [should not] may be permitted [unless required] for public health and safety reasons.”

   **Reason:** The amendment changes the tone of the recommendation.

8. **Appendix A (Chapter 19.15 of the Maui County Code)**

   A. **Recommendation:** Update Appendix A to include the most recent version of Chapter 19.15 of the Maui County Code.

   **Reason:** Chapter 19.15 has been updated since 2011, and the design guidelines should reflect the current version.

Attachments

xc: Annalise Kehler, Cultural Resource Planner (PDF)
   LRD Correspondence File

WRS:AAK:rh1

K:\WP_DOCS\PLANNING\CRC\2018\Lanai Planning Commission - Lanai BCT Design Guidelines\Staff Report to LPC\Staff Report to Lanai Community - Lanai BCT Design Guidelines.docx
Resolution

No. 11-137

REFERRING TO THE LANAI PLANNING COMMISSION
THE LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN
GUIDELINES AND STANDARDS 2011

WHEREAS, design guidelines and standards shall be prepared and adopted by the Council for towns in rural areas of Maui County that are zoned B-CT Country Town Business District to retain an identifiable unified urban design theme within each district, pursuant to Chapter 19.15, Maui County Code ("MCC"); and

WHEREAS, the design guidelines for the B-CT Country Town Business District of Lanai City, Lanai, were approved by the Lanai Planning Commission in 1997 and are outdated; and

WHEREAS, the attached document entitled "Lanai City Country Town Business District Design Guidelines and Standards 2011" updates the design guidelines to address off-street parking issues, and provide further guidance for design and construction elements, characteristics of pedestrian-scale, open space, setbacks from buildings and streets, and the application of design and construction elements to new construction; and

WHEREAS, Section 19.15.060(A), MCC, requires that the design guidelines and standards for each B-CT Country Town Business District area be reviewed by the appropriate planning commission and adopted by Council resolution; and

WHEREAS, Section 19.15.060(A), MCC, further establishes that review of the design guidelines and standards by the appropriate planning commission shall include review and comment by the Urban Design Review Board and completion of a public review consisting of an advertised public meeting in the country town and an advertised public hearing held by the appropriate planning commission for the community planning area; now, therefore,

BE IT RESOLVED by the Council of the County of Maui:

1. That the attached Lanai City Country Town Business District Design Guidelines and Standards 2011 be transmitted to the Department of Planning for review by the Lanai Planning Commission pursuant to Section 19.15.060(A), MCC; and

2. That after the Lanai Planning Commission completes its review pursuant to Section 19.15.060(A), MCC, the Lanai Planning Commission shall transmit
its comments and recommendations, including the comments and recommendations of the Urban Design Review Board, to the Council with a proposed resolution to adopt the Lanai City Country Town Business District Design Guidelines and Standards 2011; and

3. That certified copies of this resolution be transmitted to the Mayor, the Planning Director, and the Lanai Planning Commission.

APPROVED AS TO FORM AND LEGALITY

[Signature]
Department of the Corporation Counsel
County of Maui

paf:kmh:11-232a
Lana`i City Country Town Business District Design Guidelines and Standards 2011
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INTRODUCTION

PURPOSE AND INTENT
As part of the transition from ranching into the pineapple growing industry, Lana‘i City was planned as a plantation town following a grid pattern with most structures built between 1927 and 1938. Parks and landscaping, in addition to development standards and styles which are most typical of American towns developed in the first half of the twentieth century, give Lana‘i City Business Country Town (B-CT) its unique character. Based on the following objectives, the purpose of the Business Country Town Design Guidelines and Standards is to document existing conditions and to establish a reasonable identity and unified urban design theme to be retained and carried on within Lana‘i City:

• Maintain the existing character-defining features of Lana‘i City B-CT and through the application of design and construction elements of new structures to be consistent with recommended materials, features, and finishes;

• Maintain the existing commercial area characteristics of predominantly pedestrian-scale, open space, and setbacks from streets and adjacent buildings; and

• Maintain continuity and style compatibility in new developments through the application of design and construction elements consistent with existing developments, setback features and open space proportions.

The guidelines conform to policies and purposes identified in the Lana‘i Community Plan (LCP), adopted in 1998 by the COM. The updated process was driven by the work of the Lana‘i Citizens Advisory Committee (CAC) which identified, formulated and recommended appropriate revisions to the LCP. The 1998 LCP urban design planning goal and objectives and policies are as follows:

STUDY AREA
The island of Lana‘i is 18 miles long and 13 miles wide, with an area of 141 square miles. Maximum elevation is 3,370 feet. Of the more than 90,000 acres, 3,054 acres are classified as urban by the State land use district system. Lana‘i City is located near the geographical center of the island, at an altitude of approximately 1,600 feet with average temperatures ranging between 65 and 72 degrees (see Figure 1, Island of Lana‘i Map). According to the US Census Bureau in 1990, Lana‘i had a population of approximately 2,426 persons living in 847 households. In 2000, the population grew to 3,193 living in 1,161 households.

The BCTDGS specifically address the commercial uses with Lana‘i City (see Figure 2, Lana‘i City Zoning Map), where the Planning Director, with the advice of the Urban Design Review Board, shall review and approve or disapprove all plans for construction and renovation.
Goal
Preserve and enhance the unique urban design character of Lana`i through consideration of planning, land use and design standards which respect the island’s rural plantation history. While maintaining the integrity Dole Square as the focal point of the social, retail and cultural activity. Realizing the necessity to allow the flexibility for future development while upholding the unique character of Lana`i City as it exists today.

Objectives

1. Establish design standards in the commercial/civic center area of Lana`i City B-CT, to provide special treatment in maintaining and/or enhancement of the unique visual and physical identity of the town. Design standards should be based on the following guidelines:
   - Maintain the existing scale and street layout pattern of Lana`i City.
   - Develop off-street parking as part of expanded commercial facilities.
   - Promote an architectural style within the commercial/civic center areas that is consistent with the existing buildings and neighborhood character.
   - Preserve Dole Park as the focal point of Lana`i City.
2. Promote additional landscaping in Lana`i City B-CT, to enhance the environment, utilizing native and non-invasive climate-adapted plants appropriate for the region.
3. Promote the development of a Country urban design review process for proposed projects falling within the State Urban District.
4. Encourage the use of wood construction or acceptable construct materials for commercial projects.
5. Minimize urban design restrictions.
6. Maintain existing road right-of-way within Lana`i City.
7. Encourage the development and utilization of subdivision and roadway design criteria and standards which are compatible with the rural character of Lana`i.
8. Promote the appropriate use of street lighting to ensure public safety and to preserve the rural ambiance of Lana`i.
9. Utilize strategically placed and designed neighborhood parks as a key element in preserving the unique design character of Lana`i.
10. Encourage the use of traffic management systems and techniques which eliminate the need for traffic signalization at major intersections.
11. Ensure that proposed land use patterns in Lana`i City will preserve and complement the existing town design qualities.
12. Encourage architectural designs of government facilities to be consistent and compatible with the existing design character of Lana`i City and its surrounding environs.
13. Encourage the consideration of new development within the ability to maintain the unique plantation character.
The urban design objectives and policies call for the development of design guidelines for Lana’i City. The 1998 LCP plan included four technical studies and assessments that provided insight to better protect and preserve the historic character of Dole Park and its adjoining town core. The technical studies consisted of: (1) a Socio-Economic Forecast through the year 2010, (2) a Land Use Forecast which measured existing and future lands, (3) an Infrastructure Assessment that identified infrastructure limitations and opportunities, and (4) a Public Facilities and Service Assessment which also identified the limitations and opportunities for public facilities and services. The BCTDGS are also intended to be used in conjunction with Chapter 19.15 of the Maui County Code which defines Country Town Business districts with the intent of preserving and maintaining the traditional aspects of Maui County’s rural business districts.

**Physical Characteristics of Study Area**

**TOPOGRAPHY**
Located in the wind and rain shadow of West Maui and East Molokai, the island of Lana’i has not experienced much erosion. Except for a few gulches, the island has retained its basic shield volcanic form. Situated on the upland slopes of the shield which formed the island, the topography of Lana’i City slopes gently in mauka-makai direction. Slopes generally range from 9% to 7%. The Dole Square Park area slopes between 2% to 3%. The ground undulates in a gentle sinuous fashion.

**WIND**
Lana’i lies in the belt of the northeasterly trade winds, which are very constant. However, being partly sheltered by West Maui and East Molokai, the island is not exposed to the full effect of these winds. Southerly or “Kona” winds interrupt the trades at times, especially during the winter months. No anemometer records are available, but the numerous wind scars, the universal leeward bend in the tree trunks, and the wind-pruned tops of the trees in the region facing the channel between Molokai and Maui are evidence of constant high trade wind velocities. Lana’i City is located on the leeward side of the crest of Lana’i and is partly sheltered from the direct effect of the trade winds.

**VEGETATION**
Vegetation reflects the rainfall, temperature, elevation and soil characteristics at each location. Therefore, vegetation is an important indicator of soil and climatic conditions. Lana’i lacks the range in elevation necessary for wide variation in climatic conditions; however, the variation is sufficient to establish four distinct vegetation zones. Zone A includes the arid and sunny leeward coastal lands below the 1,000 foot elevation. Zone B includes a large area of the central plateau with elevations from 1,000 to 1,800 feet. The wetter and cooler Zone C, includes part of agriculture land and the upland slopes of Lana’ihale. The highest and wettest lands of Lana’ihale are in Zone D.

**SOILS**
The soils in the Lana’i City area are part of the Molokai-Lahaina association. These soils are generally deep well drained soils with topography ranging from nearly level to moderately steep slopes. Soil texture is fine to moderately fine at the subsoil level. Elevations for the Molokai soil series range from nearly sea level to 1,600 feet. The annual rainfall amounts to 20-25 inches. Summers are hot and dry. The Lahaina soils series occur in slightly wetter conditions and cooler soil temperature. Specific soils around the town center area are Waihuna clay (WoA, 0 to 3% slopes), Lahaina silty clay (LaB, 3 to 7% slopes) and Kalae silty clay (KcB, 2 to 7%).
SUMMARY OF RECOMMENDATIONS
The character-defining features of the town must be retained to maintain the unique character of Lana’i City B-CT. The most obvious of these characteristics are the grid plan of the streets, with their narrow pavement widths and frequent lack of an edge defined by a curb, and the thick plantings of Cook Pines. Additionally, the commercial area is characterized by single story buildings, open space with setbacks from the streets and from adjacent buildings. Both the commercial and residential districts are characterized by wooden plantation vernacular buildings.

Although “imitation-old” buildings are seldom desirable, compatibility can be achieved by continuing to use the size, height, and setback prevalent in each neighborhood. New construction should also follow the overall unique community character and proportions of open space between buildings. Exterior features, such as the proportions of window and doors to facades and finish materials, should be similar to the adjacent buildings to achieve compatibility in style and maintain the consistent character of Lana’i City. Above all, life, health and safety are of the utmost importance.
DESIGN CHARACTERISTICS OF LANA`I CITY

Commercial buildings in the downtown area were constructed during the planned development of Lana`i City as a plantation town for the Hawaiian (later Dole) Pineapple Company. A few buildings now used for commercial purposes were originally built and used as residences. Public buildings such as the churches, gymnasiums and theater seem monumental by comparison, although they are only two stories in height. Most structures are setback from sidewalks an average distance of 15 to 20 feet. Side yard distances between buildings are a generous 20 feet or more.

The wooden characteristics of commercial buildings generally have deep roof overhangs and front porches. Most commercial buildings have gable end or hipped roofs finished with rolled metal. The appearance of the commercial core of Lana`i City is almost residential in character and the shops and stores maintain a quiet atmosphere.

STREET DESIGN

Most plantation towns in Hawai`i, such as Hanapepe, Waimea, Pa`ia and so on, developed along one main roadway with smaller streets randomly intersecting the main road. Lana`i City is clearly unique among its type with its focus around a rectangular central park (Dole Park) and regular grid street design.

Dole Park is almost six acres in size with dozens of mature Cook pine trees towering along its perimeter and clustering on its eastern side. The park establishes a decisive geographic town center. It is the focus of the urbanized area, providing a variety of public use spaces for many community events and creating a sense of place within the town core.

Dole Park centralizes the grid plan. Most commercial development in Lana`i City flanks the long sides of the park on Seventh and Eighth streets. Commercial uses consist of specialty shops, grocery stores, restaurants and galleries, offices, banks, a theater and other establishments. Public use and service buildings also face Dole Park. They include churches, the County gymnasium, the Senior Citizens Center, Maui Community College, Lana`i Art Program Center, and Lana`i Playhouse.

The commercial buildings are evenly dispersed along both long sides of the park with the more prominent public/community buildings clustered on the western end of the park. The former Dole Administration building stretches the length of the block at the mauka end of Dole Park, with Hotel Lana`i perched on the block on the southeast corner. A small county-owned community multi-purpose building is located within Dole Park; along with a few children’s play areas (see Figure 3, Lana`i City Site Plan).

Well-worn footpaths traverse the park, connecting the retail areas on each side and play areas located across from the gymnasium. Parking for the stores is located on the street and at the outer edges of the park. Concrete blocks serve as wheel stops for vehicles.

The grid plan, which is prevalent in American towns developed during the 1920’s and 1930’s, is a feature on Lana`i City that is not found in other plantation towns in Hawai`i. Lana`i City is reportedly one of the earliest planned towns west of the Mississippi.
In 1922, pineapple growing displaced ranching as the major economic activity on Lana‘i. Lana‘i City was designed and built by the Hawaiian Pineapple Company to house hundreds of pineapple workers needed to run the plantation. Hawaiian Pineapple Company hired David E. Root, an engineer, to plan and lay out the pineapple plantation as well as the town, which was to become Lana‘i City.

Lana‘i’s population underwent a dramatic change as several hundred Japanese, Filipinos, and people from various other ethnic groups began arriving as field workers on Lana‘i. The island’s population increased from 185 in 1920 to 3,000 by 1930, and more than 600 residences were constructed to house the workers. The local population of Lana‘i City supported several small businesses, including a bakery, tailor shop, dry cleaner, tofu shop, a shoemaker and two small hotels.

Roads in Lana‘i City are identified by number, such as Seventh and Eight Streets. North/South roads are identified by place names or person’s names and were originally alphabetically organized. The town plan which created the pattern of streets, commercial development and residential areas, along with the groves and avenues of towering Cook Pine trees, conveys the feeling of a comfortable old-fashioned rural town.

**STREETS**
The primary roadways, which connect the town to outlying areas, are Fraser Avenue and Lana‘i Avenue.

Lana‘i City streets range from 10 to 20 feet in pavement width, with the right of way ranging from 20 to 50 feet. Most roads offer two-way traffic circulation. A cross section of a typical street shows Cook Pines on both sides of the street and utility poles along one side (see Figure 4, Street Cross Section).

Most of the streets lack curbs, gutters or sidewalks. However curbs, often in the form of cut basalt stones, are found along the store front side of Seventh and Eight Streets. Sidewalks are found in the commercial district fronting Dole Park and on Fraser and Lana‘i Avenues. Concrete pedestrian walks are provided along some of these streets, but there is no systematic pattern to the sidewalk system. The street plan and rural standard of road development are prominent among the character-defining elements of Lana‘i City.
PARKING

Public parking for businesses along Dole Park, are parallel parking on the street side of the commercial buildings, head-in, or angled parking stopped by concrete blocks. Dole Administration Building, Dole Fleet, Lana’i Hardware & Lumber, Lanai City Service and Napa Auto Parts have off-street parking.

UTILITIES

Telephone and electrical poles are wooden and carry overhead lines. Street light fixture arms are typically attached to the wooden poles at a height of 30 feet. Existing water and sewer lines along the roadways provide utility service for the area in addition to fire protection, provided through fire hydrant connections.

DRAINAGE

Drainage improvements include aboveground grass, earth, or asphalt concrete lined swales or ditch’s, along roadways that convey collected water runoff to inlets. These inlets feed various sizes of drain lines that convey water to either the Kapano or Iwiolei gulches.

LANDSCAPE

The predominant landscape feature of Lana’i City is the dense planting of mature Cook Pines, which average 60 to 100 feet in height. A small stand of ironwood is located near the community gymnasium. The front yards of the commercial structures along Dole Park are grassed and landscaped with ti, plumeria, and other ornamental plants. Diverse garden plantings in the residential areas reflect the ethnicity and history of the town.

VIEWS/LANDMARKS

The crest and upper slopes of Lana’i Hale frame the entire town. The general slope of the town creates numerous view sheds, which include neighboring roofs and glimpses of Miki Basin or the hills above the town. Plains and fields open the view to the south and west of town.

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ARCHITECTURAL CHARACTER AND STYLES

Many characteristic features of Lana’i City have their basis in the fact that the town was built on an open site, where very little settlement had previously existed (see Figure 5, Lana’i City, circa 1927). At the time the city was built, virtually all of the town (as well as the island) was under single ownership. The new pineapple plantation needed workers and hundreds were hired and housed by Hawaiian Pineapple Company. The dramatic increase in population, which accompanied the transition from ranching to plantation use of the island, literally caused the construction of the entire city.

Records indicate that the island population numbered as few as 99 in 1925. By 1930, Lana’i had 3,000 residents. More than 600 residences were constructed to house the workers for the new population. This local population, in turn, supported several small businesses.

The predominant architectural style found in Lana’i City and used for both commercial and residential buildings is plantation vernacular. Most of the buildings are wooden, of single wall construction, usually board and batten, with simple hipped roofs covered with corrugated metal. Front porches are used on commercial as well as residential buildings, providing a simple entry feature or extending across the entire front façade of the building. The functional, unpretentious style is elaborated in some larger residences and commercial buildings by a more complex plan and increased decorative detailing.

STREETSCAPE
Lana’i City is primarily a one-story development with the exception of a few churches, the gymnasium, warehouse, residential and public buildings. Many of the buildings, notably the Hotel-Lana’i and several residences, are elevated, usually at the main entry, accommodating the gently sloping topography prevalent in the town. Setbacks from the street average 15 to 30 feet in the Dole Park area. Side yards in the commercial area average 20 feet between buildings.

The scale of Lana’i City is comfortable from the pedestrian perspective, in context of tall pine trees, setbacks and single story buildings (see Photograph 1). Open and refreshing to visitors accustomed to commercial districts, which restrict light and air, Lana’i City invites exploration. This streetscape creates a welcome contrast with most contemporary commercial districts which feature crowded stores with aggressive merchandise promotion competing for the shopper’s attention.

Photograph 1: Streetscape
Left: Lana'i City circa 1929

Below: Dole Park circa 1923
ARCHITECTURAL FEATURES CHARACTERISTIC OF LANA`I CITY

ROOFS
Roof forms typical of Lana`i City are gable roofs, hip roofs; shed additions to roofs, end gables and combinations of two or more types (see Photograph 2). Most roofs in the commercial area have deep eaves and overhangs. The most common roofing material in Lana`i City is corrugated metal and standing seam metal. The roofs are usually painted, adding color to an overview of any neighborhood.

FACADE
Commercial buildings do not exhibit a great variety in façade design. The most common type is a ventilated gable end roof and a covered front porch. Facades are usually balanced spaced evenly on both sides or slightly asymmetrical (see Photograph 3).

COVERED ENTRY
Most of Lana`i’s plantation houses are constructed from only a few basic designs. These usually feature a covered entry on the street side of the building (see Photograph 4). Residences have acquired individual character in the decades since they were built with additions, imaginative varieties of paint schemes, gardens and landscaping.

Photograph 2: Roofs
Photograph 3: Facade
Photograph 4: Covered Entry
DOORS
Most buildings have entrances with wooden doors. Commercial structures usually have wood-framed doors with a single large glass panel, five-panel wooden doors, or wooden doors with an upper glass panel (see Photograph 5).

WINDOWS
Windows are used as strong design elements in Lana`i City. Multi-paned wood-framed windows prevail in residential areas and are also found in public and commercial buildings. Large divided light windows, picture windows, and casement windows are also used in commercial buildings. Transoms are sometimes used for ventilation in commercial buildings. Some church windows are Romanesque or Gothic Revival shapes. The county gymnasium makes effective use of a variety of window styles.

Most buildings typically have double hung, six over six, divided light windows with wooden muntins (see Photograph 6 and 7). Horizontal sliding sash windows are also used. Detailing such as ornamental brackets under windowsills is found on a few buildings.
SIDING/FINISH MATERIALS

The most frequently used siding material found in Lana`i City, both in commercial and residential buildings, is board and batten (see Photograph 8). Vertical tongue and groove and horizontal shiplap sidings have also traditionally been used. When additions have been made, combinations of siding materials are sometimes used. A few (seven) of the residences used for managers are built of red brick. The Lana`i Playhouse has corrugated metal siding.

ORNAMENTATION

Existing ornamentation on both commercial and residential is not sophisticated, but is limited to grill vents at gable ends, wooden brackets, wooden railings, and painting with contrasting trims. The four-sided cupola on the company administration building is almost a landmark as the most overt ornamentation in town, yet is uncomplicated and modest in design.

COLOR

Metal roofs are usually painted red, green or blue in residential districts. Vibrant paints in hues not usually associated with exterior finish range from pinks to bright greens and blues, with contrasting trim.

Commercial structures have a more conservative treatment, usually in earth tones. Trims around doors, windows, and porches are often painted a contrasting color, accentuating the details of the buildings.
SIGNS
Signs in the commercial area are plain and simple (see Photographs 9-a and 9-b). Richard’s Market store name is painted on a false front, located above the entrance and joining the two gable end blocks of the building. Other businesses display a painted wooden sign near the entry door.

Photograph 9-a: Painted Sign

Photograph 9-b: Wooden Sign
INVENTORY OF CHARACTERISTIC BUILDINGS IN LANA’I CITY

For purposes of this document, the historic town is defined as those portions of Lana’i City built during the development of the plantation, roughly in the period between 1925 and 1938. Refer to Figure 6, Photograph Key.

Some commercial buildings, which were built during the planned development of Lana’i City and are designated B-CT in the propose community plan are potentially historic in themselves. Cumulatively, they define the existing character of the Lana’i City commercial district. Most date to approximately 1935 and show a high degree of integrity, retaining the original floor plan, fenestration, and exterior finish materials. They include:

BANK OF HAWAII: c. 1960
400 Eight Street (TMK: 4-9-006:055). This building is a single story commercial structure with a Dutch gabled, corrugated metal, hip roof. Exterior siding is tongue and groove. Larger multi-paned display windows provide views of Lana’i Avenue and Eight Street (see Photograph 10).

RICHARD’S MARKET: c. 1935
434 Eight Street (TMK: 4-9-06:042). Originally constructed as a large family residence. Richard’s was converted into a store (see Photograph 11). The board and batten walls show windows and doors sealed off and the addition of shed-roofed extensions on the rear and sides of the building. The renovations, changes in openings, improved signage and additions tell the story of the store’s growing place in the community. The slightly asymmetrical but balanced appearance of the building and its many coats of paint reflect the character and texture of its story.

Photograph 10: Bank of Hawaii

Photograph 11: Richard’s Market
**DIS N DAT: c. 1929**
418 Eight Street (TMK: 4-9-006-034). The building is a single story wood frame building with board and battens siding, double hung windows, and a post-supported canopy running the length of its street frontage (see Photograph 12). The gable roof has an attic vent.

**CAFÉ 565: c. 1929**
408 Eight Street (TMK: 4-9-006-034. This building is a single story commercial structure with a corrugated metal, hip roof (see Photograph 13). Exterior siding is board and batten. Larger multi-paned display windows facing Eighth Street typify retail buildings constructed during this era.

**PINE ISLE MARKET: c. 1929**
356 Eighth Street (TMK: 4-9-006-021) this building is a single story commercial structure, on-grade with a Hawaiian hip, corrugated metal roof. Exterior siding is board and batten with larger multi-paned display windows (see Photograph 14).
INTERNATIONAL FOOD & CLOTHING CENTER: c. 1925
833 Ilima Avenue (TMK: 4-9-006-027) this is a one story commercial building with a modest false façade and supported canopy shading its entrance (see Photograph 15). The building is on-grade, slab construction with T&G exterior wood siding. The roof is wood framed, corrugated metal gable.

PELE’S OTHER GARDEN: c. 1938
811 Houston Street (TMK 4-9-006-015) The former location of the Department of Land and Natural Resources Branch Office, this is a wood frame building with board and batten siding, double hung windows, and a porch running the length of its street frontage (see Photograph 16). The roof is hipped with a full attic vent in its Dutch gable.

THE SWEETEST DAYS ICE CREAM AND CANDY SHOPPE: c. 1958
338 Eighth Street (TMK: 4-9-006-015) The former location of Okamoto Realty, this wood frame building with board and batten siding with double hung windows and hip roof is typically used as a commercial building (see Photograph 17).
OLD LANAI POLICE STATION AND JAIL: c. 1935
312 Eight Street (TMK: 4-9-6:04). The old Lana‘i Police Station. Hipped roof of corrugated metal, extended to the front to cover a small porch (see Photograph 18). Two inch tongue and groove is used as paneling for the ceiling and interior. Apparently it was originally constructed as a residence. The jail has three tiny cells in a long narrow building adjacent to the police station, and is known locally as “the rabbit hutch.”

LANA‘I SACRED HEARTS CHURCH: c. 1931
815 Fraser Avenue (TMK: 4-9-14:08). This is a wood framed structure with horizontal wood siding. Distinguishing features include arched doors, windows, and louvered, arched vents for the belfry (see Photograph 19). The roof presents a striking form with its steeply pitched gable. The entry vestibule projects from the nave with a shallow, pitched gable roof while the belfry is crowned with a steeply pitched hip roof. Land for the church was donated by Dole Company in 1926. It was built by Father Ildephonse Heibges.

LANAI GYMNASIUM: c. 1932
717 Fraser Avenue (TMK: 4-9-14:06). This is a large, single story building with a standing seam metal roof (see Photograph 20). The building has a number of interesting features including an arched entry porch, detailed overhang supports, and a continuous band of ventilating windows under the upper eave. The entry porch projects from the main structure with a gabled roof. A dormer with narrow windows on the upper roof provides light to the gymnasium. The gym is typical of those built on Maui during the same period; however, the detailing of eave supports, windows and doorways is more elaborate.
MAUI COMMUNITY COLLEGE: c. 1935
323 Seventh Street (TMK: 4-9-006:011) This is a single story commercial building with board and batten wood siding, exposed rafters and a Dutch gable hip roof (see Photograph 21). Distinguishing features include shingle roofing, large divided display type windows and a transom window over the centrally placed door.

LANA`I ART CENTER: c. 1927
833 Ilima Avenue (TMK: 4-9-006:011) This is a single story commercial building on grade with board and batten wood siding, exposed rafters and a Dutch gable hip roof (see Photograph 22).

LAUNDERETTE LANAI: c. 1951
353 Seventh Street (TMK: 4-9-06:26). This humble structure is a single story, single wall, hip roofed building built on grade (see Photograph 23). The street elevation is a pleasing asymmetrical design. The roof is shingled and has a narrow, continuous fascia compatible with more elaborate structures.
THE LOCAL GENTRY: c. 1931
363 Seventh Street (TMK: 4-9-06:26). A wood framed structure of symmetrical design, this structure is an excellent example of a well maintained commercial building (see Photograph 24). Windows are large divided display type. The Double entry doors have transom windows above. The roof is Dutch gabled, corrugated sheet metal. Closely spaced, exposed rafter tips and an extended eave on the building’s front elevation add elegance to this classic example of a plantation style commercial building.

BLUE GINGER CAFE: c. 1929
409 Seventh Street (4-9-006:031) This is a single story; wood framed building with corrugated metal roofing and exposed rafters (see Photograph 25). The roof is a Dutch gable with a triangular attic vent in the gable. Centrally located double doors and large divided display windows complete the street elevations. The board over hang the building’s front accommodates a few tables for restaurant patrons.

CANOES RESTAURANT: c. 1929
419 Seventh Street (TMK: 4-9-006:031) This single story commercial building is built on-grade with wood vertical siding and double entry doors flanked by large paned, divided light display windows (see Photograph 26). Distinguishing features include an asymmetrical design and braced eaves for the hipped, corrugated metal roof.
LANA’I LUXURY COMMUNITIES: c. 1935
431 Seventh Street (TMK: 4-9-006:049)
Formerly Lana’i Museum and Dole Plantation
Offices, this large gable roofed building is
constructed on-grade, has board and batten
wood siding and a covered entry porch (see
Photograph 27). The street elevation is an
asymmetric composition with double entry
doors offset to the right.

MIKE CARROLL ART GALLERY: c. 1935
443 Seventh Street (TMK: 4-9-006:049) This
corrugated metal, hip roofed building is
distinguished by a recessed front wall creates a
covered entry porch (see Photograph 28). The
building was constructed on-grade with vertical
wood siding and distinctive glass
LANA`I PLAYHOUSE: c. 1928
456 Seventh Street (TMK: 4-9-006:054) Unique with the only gambrel roof found on Lana`i, the theater is a two story rectangular building with partial corrugated metal and partial wood siding (see Photograph 29). Two ventilators located on the ridge of the roof admit air to the theater. Exposed beams and bracket eaves are for the hip roof entrance. The theater was the site of legislative meeting held on Lana`i at Mr. James Dole’s invitation in 1927. The building was rehabilitated in 1993 and the facade modified to include a ramp for mobility-impaired access. It housed a movie theater on one side and on the opposite end of the building is the Lanai Fitness Facility.

FIRST HAWAIIAN BANK: c. 1932
644 Lana`i Avenue (TMK: 4-9-006:053) A converted residence with raised wood framed floors covered with lattice work, board and batten siding, and entry lanai (see Photograph 30). Roofing is corrugated metal with exposed rafter tips and gable ends. Interesting features include distinctive signage (carved and painted rock) and formal landscaping.

DOLE ADMINISTRATION BUILDING: c. 1935
730 Lana`i Avenue (TMK: 4-9-011:001). This building with its distinctive copula is located at the apex of Dole Park (see Photograph 31). It has along continuous lanai with an overhanging corrugated metal roof supported by wood posts. It is a masonry building constructed of concrete and bricks and is the symbolic center of Lanai’s plantation past.
**DOLE FLEET: c. 1926**

Corner Ninth Street and Lana‘i Avenue (TMK: 4-9-005:090). This complex of industrial buildings is constructed of metal siding over wood structural framing (see Photograph 32). The roofs are also of corrugated metal. The distinguishing feature of this large complex is the unusual double hung window arrangements and placements. The building was used for decades to maintain equipment for Dole Plantation.

**LANA`I CITY SERVICE AND NAPA AUTO: c. 1935**

1036 Lana‘i Avenue (TMK: 4-9-012:001). The only gas station on the island is a part of the Plantation Store. This structure is constructed of metal siding over wood structural framing (see Photograph 33). The roof is of corrugated metal.

**LANA`I HARDWARE AND LUMBER: c. 1927**

1110 Lana‘i Avenue (TMK: 4-9-012:002). The industrial building is constructed of metal siding over wood structure framing. The roof is of corrugated metal (see Photograph 34).
BIBLIOGRAPHY


DESIGN GUIDELINES AND STANDARDS FOR LANA’I CITY COUNTRY TOWN BUSINESS DISTRICT

Established in the late 1920’s, Lana’i City retains its unique plantation era visual qualities. To maintain this unique character, it is necessary to retain the character-defining features of the town. New development and redevelopment could utilize the same design elements and features, or ones very similar in appearance to those traditionally used, to provide continually with the existing buildings and streetscape.

Designs for renovations and developments in Lana’i City are subject to the review of the County of Maui Planning Department and the Department of Public Works and Environmental Management. New public, commercial, and residential developments, within the Lana’i City County Town Business District, are strongly encouraged to build using similar scale and materials found within the era.

Any and all buildings that are structurally unsafe and determined by a structural engineer or an architect or County building inspector to be a hazard to safety, health or public welfare by reason of inadequate maintenance, dilapidation, obsolescence, fire hazard, disaster, damage or abandonment shall be allowed to be demolished. Provided that the new structure shall follow the Lana’i City Country Town Business District Design Guidelines and Standards as much as possible.

Where a conflict exists between adopted B-CT district guidelines and standards, and the Maui County Code, the design guidelines and standards shall prevail.

STREETS
The grid pattern of streets in the commercial district and in the residential areas, with Dole Park as its central feature, was built during the period of plantation development (1925-1936). Narrow pavements and building setbacks bordered mature Cook Pine trees are definitive characteristics of Lana’i City.

1. The grid pattern of streets in Lana’i City shall be maintained.
2. Existing street right-of-way widths ranging from 30 to 50 feet from roadways shall be maintained (see Figure 7, Roadway Development Standards).
3. Existing pavement widths ranging from 14 to 28 feet from roadways shall be maintained (see Figure 7, Roadway Development Standards).
4. A system of one-way streets is established for minor roads in the central business district along Dole Park, to facilitate traffic flow while maintaining the system of narrow roadways.
5. Kiele Street is a privately owned roadway in the Country Town Business District. Should Kiele Street be closed to traffic, Koali Street shall accommodate a two-way traffic.
6. Existing Cook Pine trees along roadways shall be preserved to the extent possible. As trees reach the end of their life, a replacement planting plan shall be implemented.
7. Proposed improvements shall be exempt from Maui County Code roadway widening and right-of-way requirements.
8. Driveways, intersection angles, grade and curves, construction of roadway and ancillary improvements shall be exempt from Maui County Code standards.
SETBACKS
Most existing commercial buildings have setbacks of at least 15 to 20 feet from the edge of the street pavement. This front yard affords ample opportunity for landscaping. The consistency of these setbacks should be maintained in all future developments. For commercial development:
1. Front yard setback adjacent and fronting Dole Park shall be approximately 20 feet.
2. Where the side or rear of a lot abuts a lot in any zoning district that requires a setback, the abutting side or rear yard shall have the same yard spacing as required in the district.

PARKING
Public parking for businesses along Dole Park is provided as either parallel parking on the street side of the commercial buildings or as angled parking stopped by concrete wheel blocks along the perimeter of Dole Park.
1. All existing commercial uses within the Lanai City Country Town Business District (B-CT) shall be exempt from off-street parking requirements, including additional outside dining areas.
2. All existing parking stalls fronting Dole Park and within the Lanai City B-CT District shall not be required to meet chapter 19.36 Off Street Parking and Loading of Maui County Code.
3. All new construction within the Lanai City B-CT district shall be allowed up to a 50 percent reduction in the number of required parking spaces.
4. Grass and gravel parking areas shall be permitted as well as on street parking.
5. New multi-family housing in the Lanai City B-CT District shall provide a parking ratio of 1.5 parking stalls per unit.
6. Tandem parking for residences and multi-family housing shall be allowed to satisfy parking requirements.
7. A minimum of one loading space shall be provided for each series of buildings within the business district for buildings between two thousand and ten thousand square feet. A minimum of two loading spaces for buildings in excess of ten thousand square feet is required.
8. Where a conflict exists between adopted B-CT district guidelines and standards, and the Maui County Code, the design guidelines and standards shall prevail.

SIDEWALKS
Sidewalks, curbs and gutters exist in relatively few areas in Lana’i City, notably in the County Town Business District around Dole Park. Road shoulders typically consist of unimproved grass swales.
1. Sidewalks are not required (see Figure 8, Existing Sidewalk).
2. Curbs and gutters are not required.
SCALE
The central core area maintains a somewhat residential appearance, as existing buildings are predominantly one story in height with open spaces.

1. Building heights shall be limited to two stories not exceeding 35 feet. Commercial structures directly fronting Seventh and Eighth Street (not including the Lanai Playhouse) shall be maintained as one-story.
2. Minimum lot size shall be 6,000 square feet.
3. Maximum building area shall be 50 percent of lot area.
4. Maximum floor area to lot area ratio shall be 1.0.

UTILITIES
Overhead wires are typical in the commercial district and in the portions of Lana‘i City that were built for plantation housing.

1. Overhead utility lines shall be allowed.
2. Any new addition of transformers shall not be located on poles, but rather incorporated underground or placed at grade and screened.

DRAINAGE
Drainage shall be consistent and compatible with the existing character of the town, while able to protect structures and convey runoff out of the area, with the continued use of existing drainage conveyance methods.

The Lana‘i City
1. Provide capacity along major drainage ways to collect and convey a 10 year rain event.
2. Limit rework to the existing system to minimize cost and disruption.
3. Direct runoff to Iwiolei and Kapano Gulches to the extent possible, where there is adequate capacity.
4. Allow flexibility for storm water capture off-site (below Lana‘i City, along Iwiolei Gulch or within reservoirs along Kapano Gulch).

Drainage improvements may include:
1. Additional drain inlets and culverts along selected roadways.
2. Improved roadside ditch or new swales.
LANDSCAPING AND PLANTING

The predominant landscape feature of Lana’i City is the dense planting of mature Cook Pines, which average 60 to 100 feet in height. The front yards of commercial structures along Dole Park are grassed and landscaped with ti, plumeria, and other ornamental plants.

1. Use landscape planting where possible to soften the effect of commercial buildings and for transitions to neighboring residential areas.

2. Fifty percent of front and side yard setback areas in the commercial district shall be grassed and landscaped.

3. Typical plant types found include: Perennials and flowering trees such as Pink Tecoma, Jacaranda, Coral Tree (thornless), Bottlebrush, Dwarf Canna, Roses, Helaconia and Night Blooming Cereus. Suggested plants for a newly landscaped areas include a colorful array of plants and flowers, such as Bougainvillea, Hibiscus, Begonias, Bird of Paradise, Spider Lilies and Red Ginger.

Cook Pine trees are an outstanding feature of Lana’i City and Dole Park. It is important, therefore, to preserve and enhance Cook Pine trees as a dominant characteristic. As the existing trees age, the planting of new Cook Pines is strongly encouraged.

4. Planting of native Hawaiian and Polynesian-introduced species is strongly encouraged. A reference list and resources related to native plants and suggested landscaping techniques are listed in Appendix C.

5. Planting of invasive species shall be avoided. A reference list and resources related to invasive plants are listed in Appendix C.
ARCHITECTURAL DESIGN GUIDELINES

The Plantation Style is generally described by deep roof overhangs, sloped metal hip roofs, front porches, wood siding and multi-pane windows. Most buildings are symmetrical in appearance, yet employ a variety of additions and shed roofed spaces. This style is typical of Lana‘i City and is the most suitable and appropriate to future needs and development. Throughout the following architectural and streetscape guidelines, the use of wood may be substituted by materials that are similar in appearance to wood.

ROOFS
Roofs should be constructed with deep corrugated, standing seam metal or similar material. Varieties of colors are acceptable. “Diamond rib” and other more modern styles in metal roofing should be used in moderation, if at all. The more crisp line they provide is not in keeping with the softer outlines in Lana‘i City.
1. Utilize pre-finished metal roofing with corrugated profile.
2. Provide sheet metal gutters and downspouts to match roof.
3. Roof fascias should be wood or similar in appearance.
4. Metal roofs may be colored or painted.

WINDOWS
If the traditional styles of small panes are to be used, true divided lights are required. New or renovated commercial buildings should maintain the characteristic of large, multi-pane display windows with 9 or 12 panes as seen in many of the town’s retail buildings.
1. Use double hung windows.
2. Utilize wood for frame, sash, muntins and screen frames.
3. Provide single or divided light panes with wood muntins.
4. Clear or tinted but not reflective glass.
5. Maintain styles which match the existing residential, commercial and public buildings and do not mix applications of window styles or building use.

ENTRYWAYS AND DOORS
Use wood doors and frames. Provide entrances with covered porches or canopies.
1. Entrances should make use of covered porches or wide awnings.
2. Use wood doors and frames (glazing in doors should match windows).
3. Provide doors/screen doors with wood stiles and rails.

SIDING/FINISH MATERIALS
Wall finishes traditionally used in Lana‘i City, typically vertical wood boards, tongue and groove or board and batten siding should be used for new construction. Repairs should use finish materials which match the existing materials. Exterior wall finishes may be board and batten, tongue and groove, vertical shiplap or rough sawn plywood with applied battens at 12 inches on center.
ORNAMENTATION
Wood Grills and Vents:
1. Encourage natural ventilation of roofs with wood attic vents.
2. Locate wood grills and vents on roof gables.

Wood Details:
1. Wood supporting elements for roofs should be both structurally functional and decorative.
2. Provide detailing that enhances the town square’s character.
3. Proportions of posts, brackets, railings, and trim should maintain the plantation vernacular style, utilizing standard boards such as 2 x 4, 4 x 4 and 1 x 6.

COLORS
New structures and renovated buildings should be painted in a variety of colors.
1. Roof, siding and trim may be painted contrasting colors.
2. The colors of each building should be selected carefully with the general intent to be one of compatibility, interesting continuity and basis in colors present in Lana’i City.

OUTDOOR SIGNS FOR BUSINESS IDENTIFICATION
Signs add an important aspect to the character of Lana’i City and the people of Lana’i have a primary interest in preserving the quality of life by retaining the natural beauty of landscape, view, and attractive surroundings (see Photograph 7 and 8).
1. Each business in Lana’i City shall use only one sign. One additional sign shall be permitted for buildings that are directly adjacent to more than one street.
2. Signage on building shall be located on the wall, window, hanging, projecting, wind or roof. The sign may be projecting if the business unit has an entrance on the ground floor.
3. Business identification signs on a structure shall be a maximum of 16 square feet if projecting or hanging. Business identification signs greater than 12 square feet require a permit.
4. The maximum sign area for building areas with a front setback of 49 or less feet shall be 24 square feet.
5. Ground signs are not permitted.
6. Signage shall be set back 20 feet or more from the edge of the street pavement width, when a ground sign and a building sign may be used.
7. Signage on buildings should continue to be painted on boards, or directly on the building face, and located near the main entry.
8. All signs shall be painted, and the dimensions of signs shall be modest and low-key. Lettering shall be painted or incised and painted.
9. Information on business signs shall be limited to the name and/or nature of the business. Extensive lists (more than three) of products or services shall not be used on business signs.
10. Plastic or aluminum signs are not permitted. Temporary banners advertising specials are generally discouraged and, if used, shall be limited to one per business, and shall not exceed 1 x 3 feet in dimension. Temporary banners or signs shall be displayed only within the reach of the eaves of the building and shall not be used for more than nine days during any calendar month.
11. No neon signs.
STREETSCAPE GUIDELINES

STREET FURNITURE
Benches, tables and trash receptacles shall be generally compatible with the time period of the surrounding structures.

1. The design for street furniture should be consistent throughout Lana‘i City B-CT commercial and public areas.

FENCES
Although fences are not typically used in the downtown area, they may be appropriate in certain locations.

1. Fences shall be constructed of wood, preferably with either wood slats or pickets, so as not to present the appearance of a solid wall.
2. Natural weathering, a wood stain, or an earth tone paint color should be used.
3. Low rock walls may be appropriate in a few areas.
4. Chain link fences are discouraged and should only be used in combination with hedges or other landscape screening.
5. Fences should not be permitted unless required for public health and safety.

STREET LIGHTS
Street lights in Lana‘i City should be selected and located to provide visibility and to increase public safety, but also to control glare and light trespass. Intense lighting and maximum frequency is not typical of the rural quality of Lana‘i City. Existing street light fixtures are placed at approximately 20 feet above grade.

1. Lower level lighting or pathway lighting should utilize standards with luminaries placed at a pedestrian scale of 8 to 15 feet above grade or bollards of approximately 30 inches in height. The light source should be directed at less than 90-degree cutoff downwards, illuminating the path and any ground cover plant materials.
2. New light standards, if required, should be designed so that the light source will be shielded so that no light is emitted above a horizontal line parallel to the ground.
APPENDICES TO INCLUDE:

Appendix A: Maui County Code Chapter 19.15

Appendix B: Definitions and diagrams of architectural terms

Appendix C: Landscaping References and Resources

Appendix D: BCT Ordinance No. 3417, Bill No. 68 (2006)

Appendix E: Geology & Climate

Appendix F: Tax Map
APPENDIX A
Maui County Code Chapter 19.15

Chapter 19.15
COUNTRY TOWN BUSINESS DISTRICTS

Sections:
19.15.010 Purpose and intent.
19.15.020 Permitted uses.
19.15.030 Special uses.
19.15.040 Development standards.
19.15.050 Limited conditional uses.
19.15.060 Design guidelines and standards.

19.15.010 Purpose and intent.
A. The B-CT country town business district is intended to establish development standards for businesses in the rural communities.
B. It is intended that the unique urban design character of the more remote business districts be preserved and maintained to promote the “country town” atmosphere of the various rural business communities in Maui County.
C. This B-CT country town business district zoning ordinance establishes the means of implementing various provisions of Maui County community plans. Provisions in such community plans promote retention of certain aspects of the rural-agricultural lifestyle that have developed over the years in the commercial areas of the small rural communities throughout Maui County. These communities traditionally feature single-unit retail establishments in separate buildings or units with a shared common wall. Structures, generally, are small in scale, oriented in heights to a pedestrian scale, and rustic in design. These areas differ from modern urban centers that feature shopping centers and business establishments that utilize on-site parking.
Examples of the country town concept are, therefore, commercial areas of such rural based communities as Makawao-Pukalani-Kula, Paia-Haiku, Hana, Lanai City, and Molokai. Other areas on the fringes of larger urban concentrations, however, may qualify for B-CT country town business district zoning if consistent with the applicable community plan. The decision as to which areas, in detail, are appropriate for this zoning category is dependent on numerous variables and involves both subjective and objective considerations. (Ord. 3417 § 1 (part), 2006; Ord. 1629 § 2 (part), 1987)

19.15.020 Permitted uses.
Within the B-CT country town business district, the following uses shall be permitted:
A. Principal Uses:
1. Amusement and recreational activities that are situated within completely enclosed buildings,
2. Automobile services,
3. Auditoriums and theaters,
4. Bakeries,
5. Buildings and premises utilized, owned, or operated by government agencies, including community centers,
6. Business, financial, and professional offices,
7. Commercial retail establishments,
8. Eating and drinking establishments,
9. Educational, research, trade, and personal skills facilities and learning centers,
10. Fitness centers and dancing studios,
11. Hardware, feed, and garden stores; provided, that feed and fertilizer are kept within an enclosed building,
12. Laundromats,
13. Music studios,
14. Parking lots,
15. Personal service establishments,
16. Printing establishments that are totally enclosed within a building,
17. Religious, benevolent, and philanthropic societies, and civic organizations,
18. Bed and breakfast homes, in lawfully existing single-family dwellings, subject to the restrictions and standards of section 19.64.030 of this title,
19. Day care facilities, except on Molokai,
20. Medical facilities and animal hospitals, except on Molokai,
21. Multifamily dwellings, duplexes, and bungalow courts, except on Molokai, and
22. Combinations of dwelling units with other permitted principal uses in the same building, except on Molokai.
B. Accessory uses and structures necessary to facilitate the establishment of permitted principal uses. (Ord. 3417 § 1 (part), 2006; Ord. 2609 § 4, 1997; Ord. 1629 § 2 (part), 1987)

19.15.030 Special uses.
The following are declared special uses in the B-CT country town business district, and approval of the 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.
A. Public utility substations that will not be hazardous or a nuisance to the surrounding area;
B. Light manufacturing such as leather crafting and sewing; provided, that the light manufacturing is primarily associated with a permitted use established under section
19.15.030 of this chapter and totally contained within the
individual business establishment;
C. Upholstery, canvas, and sign painting and surf-
board making shops that are totally contained within the
individual business establishment;
D. Telecommunication offices and facilities; pro-
vided, that all exterior telecommunication equipment shall
be set back at least twenty-five feet from any property line
and that such telecommunication equipment shall be
screened from public view by appropriate means, includ-
ing, but not limited to, landscape planting;
E. Other uses that are similar in character to permit-
ted and special uses and consistent with the unique char-
acter, identity, and needs of the country town, and that are
not detrimental to the welfare of the surrounding area; and
F. Storage facilities not associated with a permitted
use. (Ord. 3417 § 1 (part), 2006: Ord. 1629 § 2 (part),
1987)

19.15.040 Development standards.
Development standards for the B-CT country town
business district shall be:
A. Minimum lot area: six thousand square feet;
B. Minimum lot width: sixty feet;
C. Minimum structure setback:
  1. Front yard: no setback unless specified by the
     adopted design guidelines;
  2. Side and rear yard:
     a. No setback where off-street parking is provided;
     b. Where the side or rear of a lot abuts a lot in any
        zoning district that requires a setback, the abutting side
        or rear yard shall have the same yard spacing as required in
        the district;
  3. Maximum height: two stories not exceeding
     thirty-five feet;
  4. Substandard buildings: buildings on existing sub-
     standard lots may be reconstructed on the established
     building footprint in situations where the planning director
determines, in accordance with established design guide-
lines, that such reconstruction does not detrimentally affect
the character of the district. (Ord. 3417 § 1 (part), 2006: Ord.
1629 § 2 (part), 1987)

19.15.050 Limited conditional uses.
A. The following are declared conditional uses in the
B-CT country town business district:
  1. Hotels; provided, that the following additional
     standards of development are followed:
     a. A minimum side yard setback of ten feet,
     b. A minimum rear yard setback of ten feet,
     c. A maximum lot coverage of twenty-five per cent,
     d. A maximum floor area-lot area ratio of 1.0;
     2. Vehicle bodywork, frame or body parts straight-
        ening, steam cleaning, painting, welding, storage of
        nonoperating vehicles, and tire recapping or regrooving;
        provided, that all work shall be done in an enclosed build-
        ing and that the following additional standards of develop-
        ment are followed:
        a. A minimum side yard setback of ten feet to in-
           clude a minimum six-foot-high wall on the side property
           line,
        b. A minimum rear yard setback of ten feet to in-
           clude a minimum six-foot-high wall on the rear property
           line,
        c. Landscape planting and irrigation: an appropriate
           landscape planting and irrigation plan shall be prepared for
           implementation in order to soften the visual impact of pe-
           rimeter walls and the storage or nonoperating vehicles;
        D. A conditional permit shall be obtained for the
           abovementioned uses pursuant to chapter 19.40 of this
           code. (Ord. 3417 § 1 (part), 2006: Ord. 1629 § 2 (part),
           1987)

19.15.060 Design guidelines and standards.
A. All buildings and structures shall be erected, con-
structed, reconstructed, renovated, remodeled, enlarged or
converted in a similar and compatible architectural design
character with that of surrounding commercial buildings. It
is intended that an identifiable and unified urban design
theme be retained within each BC-T country town busi-
ness district. The urban design theme shall be in confor-
mance with established design guidelines and standards for
each community as reviewed by the commission, and
adopted by resolution. Except as necessary to protect pub-
lic health, safety and welfare, where a conflict exists be-
tween adopted country town business district design guide-
lines and standards, and the Maui County Code, the design
guidelines and standards shall prevail.
Review of the design guidelines and standards by the
commission shall include review and comment by the ur-
bann design review board and completion of a public re-
view consisting of an advertised public meeting in each
country town and an advertised public hearing held by the
commission for each community planning area.
In developing site design guidelines and standards, con-
sideration shall be given to (i) the functional and spatial
relationships with surrounding uses, and (ii) the relation-
ship of landscape planting in the aesthetic continuity of
surrounding sites.
In developing architectural design guidelines and standards, consideration shall be given to (i) the existing variety of form and massing elements, (ii) the size and proportions of surrounding structures, (iii) the relationship of the predominant directional expression of nearby buildings, (iv) the manner of articulation of main building entrances, (v) the roof forms and composition of structures found in the area, (vi) the recurrent alteration of wall areas with door and window elements in facades, and (vii) the use of building material type, texture, and color schemes of surrounding buildings.

B. The design guidelines and standards shall be adopted by resolution, and administered by the planning director, except, however, that the approved drainage and roadway standards guidelines shall be administered by the director of public works and environmental management. Design plans for improvements within the B-CT country town business districts shall be approved by the planning director in accordance with the established guidelines or as being compatible with the architectural design character of existing town design concept until such time as guidelines are developed for an area.

C. Pending adoption by the council of the design guidelines and standards herein required, the planning director shall review all proposals in the context of the general intent of enhancing design features of country towns as herein set forth and in so doing shall include consideration of the following factors in the review:

1. Siting should reflect the functional and spatial relationships with surrounding uses, including preservation of scenic and historic view corridors;

2. Landscape planting should enhance the aesthetic continuity of surrounding sites;

3. Building massing should be compatible with the existing variety of form and massing elements;

4. Building scale should respect the size and proportions of surrounding structures;

5. Directional orientation should foster the relationship of the predominant directional expression of nearby buildings;

6. Entry features should reflect the manner of articulation of main building entrances;

7. Roof form and composition should be compatible with that of structures found in the area;

8. Patterns of facade openings should be compatible with the recurrent alteration of wall areas with door and window elements; and

9. The use of building material type, texture, and color schemes should be compatible with those of surrounding buildings.

D. An applicant may appeal to the commission for reconsideration of an administrative action on a design plan by filing a notice in writing to the planning director within ten days after such administrative action. Such notice shall set forth in detail the action and the grounds upon which the applicant deems himself aggrieved. Approval of the design plan may be granted when the commission finds that the proposed plan maintains the design integrity of the B-CT country town business district. In acting, the commission may approve, approve with modifications, or deny the reconsideration. (Ord. 3417 § 1 (part), 2006: Ord. 1629 § 2 (part), 1987)
APPENDIX B
DEFINITIONS AND DIAGRAMS OF ARCHITECTURAL TERMS

CANOPIES

- A roofed projection from a building, usually protecting an entrance or storefront area

![Diagram of Canopies]

WINDOWS

![Diagram of Window Parts]

PARTS OF A WINDOW

FRAME
UPPER SASH
MOLDING
LOWER SASH
MUNTIN
SILL
WALL FINISH

- A covering of the exterior walls of a building; examples of typical materials and patterns of application are shown below.
FACADES

- The main exterior face of a building, the architectural front, usually distinguished from other faces by architectural ornamental detail.

ROOFS

- GABLE
- HIP
- HAWAIIAN HIP
- DUTCH GABLE
- SHED
- OVER HANG

CORRUGATED SHEET METAL
ATTIC VENT

- Usually a louvered vent located high in the roof structure to vent and cool enclosed attic spaces.
APPENDIX C
LANDSCAPING REFERENCES AND RESOURCES
NATIVE AND POLYNESIAN – INTRODUCED PLANT SPECIES

For further information and additional native plant listings, see the Maui County Planting Plan. The plan was prepared by the Maui Arborist Committee, and is available at the Volunteer Action office in the Kahului Community Center, 275 Ulu Street, ph. 243-7325, for a $15.00 donation.

Vegetation Zones: The area a mature plant can grow naturally.

1. Wet areas on the windward side.
2. Cool, dry areas in higher elevations (above 1,000 feet.)
3. Low, drier areas that are warm to hot.
4. Lower elevations that are wetter due to proximity to the mountains.
5. Salt-spray zone in coastal areas on the windward side.

<table>
<thead>
<tr>
<th>Common Name</th>
<th>Scientific Name</th>
<th>Ht</th>
<th>Zone of Self-Subsistence</th>
<th>Elevation</th>
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</thead>
<tbody>
<tr>
<td>Koa</td>
<td>Acacia koa</td>
<td>60'</td>
<td>1 2 4</td>
<td>M H</td>
</tr>
<tr>
<td>Kamani</td>
<td>Calophyllum inophyllum</td>
<td>60'</td>
<td>1 4</td>
<td>L M</td>
</tr>
<tr>
<td>Kukui</td>
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<td>50'</td>
<td>1 4 5</td>
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</tr>
<tr>
<td>Hala</td>
<td>Pandanus tectorius</td>
<td>35'</td>
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<td>L</td>
</tr>
<tr>
<td>Cou</td>
<td>Cordia subcordata</td>
<td>30'</td>
<td>1 4 5</td>
<td>L</td>
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<tr>
<td>'Ohia lehua</td>
<td>Metrosideros polymorpha</td>
<td>25'</td>
<td>1 2 4</td>
<td>L M H</td>
</tr>
<tr>
<td>Kou hale</td>
<td>Cordia sebestena</td>
<td>20'</td>
<td>1 3 4 5</td>
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</tr>
<tr>
<td>Kohu keke' o</td>
<td>Hibiscus waimaan</td>
<td>20'</td>
<td>2 4</td>
<td>M</td>
</tr>
<tr>
<td>Hala pepe</td>
<td>Pleomele auwahiensis</td>
<td>20'</td>
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<td>M</td>
</tr>
<tr>
<td>Williwii</td>
<td>Erythrina sandwicensis</td>
<td>20'</td>
<td>2 3 4</td>
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<tr>
<td>Hao</td>
<td>Rauvolfia sandwicensis</td>
<td>20'</td>
<td>2 3 4</td>
<td>L M</td>
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<tr>
<td>'Ohe makai</td>
<td>Reynoldsia sandwicensis</td>
<td>20'</td>
<td>3</td>
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<tr>
<td>Olopu</td>
<td>Nesotia sandwicensis</td>
<td>15'</td>
<td>2 3 4</td>
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<td>Mai'a</td>
<td>Musa scuminata</td>
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<td>1</td>
<td>4</td>
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<tr>
<td>Kula</td>
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<td>2 4</td>
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<tr>
<td>Kehi</td>
<td>Nesotia polynesicium</td>
<td>15'</td>
<td>3</td>
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<tr>
<td>Ho' okua</td>
<td>Pittosporum homeri</td>
<td>12'</td>
<td>2 3</td>
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<td>Alaha'e</td>
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<td>Kohi koolua</td>
<td>Hibiscus kekio</td>
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<td>'Awa</td>
<td>Piper methysticum</td>
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<td>Common Name</td>
<td>Scientific Name</td>
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<td>Zone of Self-Subsistence</td>
<td>Elevation</td>
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<tr>
<td>Mau' u 'aki'aki</td>
<td>Pimbristylis cymosa</td>
<td>.5'</td>
<td>3 5</td>
<td>L</td>
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<tr>
<td>PA<code>Ohi</code>aiana</td>
<td>Jacquemontia ovalifolia subsp. sandwicensis</td>
<td>.5'</td>
<td>3 4 5</td>
<td>L</td>
</tr>
<tr>
<td>Seashore</td>
<td>Faspaum vaginatum</td>
<td>1'</td>
<td>1 2 3 4 5</td>
<td></td>
</tr>
</tbody>
</table>

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5 - Salt-spray zone in coastal areas on the windward side.

**Elevation**
L - Sea-level to 1,000 feet
M - 1,000 to 3,000 feet
H - Higher than 3,000 feet
PLANT PESTS TO BE AVOIDED

Plant Pests of Hawaiian Native Ecosystems
Clifford Smith, UH Botany Department

Plant Pests of Hawaiian Native Ecosystems - These alien plant species are among the greatest threats to native Hawaiian biota.
(Reference: http://www.botany.hawaii.edu/faculty/cw_smith/aliens.htm)

<table>
<thead>
<tr>
<th>Common Name(s)</th>
<th>Scientific Name</th>
<th>Plant Family</th>
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<tr>
<td>African Tulip Tree</td>
<td>Jasminum fluminense</td>
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<tr>
<td>Aramina</td>
<td>Mimosa invisa</td>
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<td>Australian Blackwood</td>
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<td>Australian Red Cedar</td>
<td>Spathodea campanulata</td>
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<td>Australian Tree Fern</td>
<td>Urena lobata</td>
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<td>Banana Poka</td>
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<td>Beggar's Tick, Spanish Needle</td>
<td>Toona ciliata</td>
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<td>Calathea cooperi</td>
<td>Cyatheaceae</td>
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<td>Black-eyed Susan Vine</td>
<td>Passiflora mollissima</td>
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<td>Black Wattle</td>
<td>Bidens pilosa</td>
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<td>Broad-leaved Cordia</td>
<td>Acacia mearnsii</td>
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<td>Broomsedge, Yellow Bluestem</td>
<td>Eucalyptus globulus</td>
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<td>Brush Box, Brisbane Box, Vinegar Tree</td>
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<td>Papaveraceae</td>
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<td>Buffelea Grass</td>
<td>Cordia glabra</td>
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<td>Andropogon virgineus</td>
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<td>Lophostemon confertus</td>
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<td>Ricinus communis</td>
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<td></td>
<td>Senecio mikanoides</td>
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Glenwood Grass
Glorybower
Glorybush, Cane Ti
Goose, Furze, Whin
Guava
Guinea Grass
Hairy Cat's Ear, Gosmore
Hill or Mysore Raspberry
Hilo Grass
Huehue Haole
Indian Fleabane
Indian Rhododendron
Ivy Gourd, Scarlet-fruited Gourd
Japanese Honeysuckle
Java Plum, Jambolan Plum
Jhalna
Juniper Berry
Kahili Flower
Kahili Ginger
Kikuyu Grass
Klu, Popinac
Koa Haole
Koster's Curse
Lantana
Lasiangra
Logwood, Bloodwood Tree
Loquat
Mahogany
Mauritian Hemp
Meadow Ricegrass
Melokia
Mesquite, Klawe, Algaroba
Mexican Ash, Tropical Ash
Mexican Tulip Poppy
Mexican Weeping Pine
Miconia
Molasses Grass
Molucca Albizia
Monkeypod, Rain Tree, 'Ohai
Mules foot, Madagascar Tree Fern
Mullein
Narrow-leaved Carpetgrass
New Zealand Flax, New Zealand Hemp
New Zealand Laurel, Kararaknut
New Zealand Tea
Oleaster
Olive
Opium
Oriental Mangrove
Oxyspora
Sacciolepis indica
Clerodendrum laponicum
Tibouchina herbacea
Ulex europaeus
Psidium guajava
Panicum maximum
Hypochoeris radicata
Rubus niveus
Paspalum conjugatum
Passiflora suberosa
Pluchia indica
Melastoma candidum
Coccinea grandis
Lonicer a japonica
Syzygium cumini
Terminalia myriocarpa
Citharexylum caudatum
Grevillea banksii
Hedychium gardnerianum
Pennisetum clandestinum
Acacia farnesiana
Leucaena leucocephala
Clerodendrum inerme
Lantana camara
Tibouchina urvilleana
Haematoxylon campechianum
Eriobotrya japonica
Swietenia mahagoni
Furcraea foetida
Ehrharta stipoides
Melochia umbellata
Prosopis pallida
Fraxinus uhdei
Humnemania fumariifolia
Pinus patula
Miconia calycesens
Melinis minutiflora
Paraserianthes falcataria
Samanea saman
Angiopteris evecta
Verbascum thapsus
Aonopus fissilolius
Phormium tenax
Corynocarpus laevis
Leptospermum scoparium
Elaeagnus umbellata
Olea europaea ssp. africana
Pithecellobium dulce
Bruguierea gymnosperma
Oxyspora paniculata
Poaceae
Verbenaceae
Melastomataceae
Fabaceae
Myrtaceae
Poaceae
Asteraceae
Rosaceae
Poaceae
Passifloraceae
Asteraceae
Melastomataceae
Cucurbitaceae
Caprifoliaceae
Myrtaceae
Combretaceae
Verbenaceae
Proteaceae
Zingiberaceae
Poaceae
Mimosaceae
Mimosaceae
Melastomataceae
Verbenaceae
Melastomataceae
Caesalpiniaceae
Rosaceae
Meliaceae
Agavaceae
Poaceae
Sterculiaceae
Mimosaceae
Oleaceae
Papaveraceae
Pinaceae
Melastomataceae
Poaceae
Mimosaceae
Mimosaceae
Marattiaeae
Scrophulariaceae
Poaceae
Agavaceae
Corynocarpaceae
Myrtaceae
Elaeagnaceae
Oleaceae
Mimosaceae
Rhiophoraceae
Melastomataceae
Padang Cassia
Palms
Panama Rubber Tree, Mexican Rubber Tree
Paper Bark, Cajeput
Passionfruit, Liliko'i, Purple Granadilla
Pearl Flower
Prickly Florida Blackberry
Purple allamanda, Laurel-leaved Thunbergia
Quinine Tree
Raspberry
Red mangrove, American Mangrove
Rose Apple
Rose Myrtle, Downy Myrtle
Satin Leaf, Capim-título
Shoebutton Ardisia
Silkwood, Queensland Maple
Silky Oak, Silver Oak
Slash Pine
Sourbush
Stinkweed, Marigold
Strawberry Guava
Swamp Oak, Saltmarsh or Longleaf Ironwood
Sweet Granadilla
Sweet Vernaiggrass
Tree Daisy, Montanoa
Tree Manuba
Tree of Heaven
Tropical Almond, False Kamani, Kamani-haole
Trumpet Tree, Guanumo
Umbrella Tree, Octopus Tree
Wedelia
White Ginger
White Moho
Wood Rose
Yellow Ginger, Awapuki Melemele
Yellow Granadilla
Yellow Himalyan Raspberry
Cinnamomum burmanii
Cestria palmifolia
Castilloa elastica
Melaleuca quinquenervia
Passiflora edulis
Heterocentron subtripinervium
Rubus argutus
Thunbergia lauritillia
Cinchona pubescens
Rubus glaucus
Rhizophora mangle
Syzygium jambos
Rhodomyrtus tomentosa
Chrysophyllum oliviforme
Ardisia elliptica
Flindersia braileyana
Grevillea robusta
Pinus canibaea
Phellodendron hystrix
Tagetes minuta
Psidium cattleianum
Casuarina glauca
Passiflora ligularis
Anthoxanthum odoratum
Montanoa hibiscifolia
Leptospermum ericoides
Allanthis altissima
Terminalia catappa
Cecropia obtusifolia
Schefflera actinophylla
Wedelia triflora
Hedychium coronarium
Helicocarpus popayanensis
Merremia tuberosa
Hedychium flavescens
Passiflora lauritillia
Rubus ellipticus
Lauraceae
Poaceae
Moraceae
Myrtaceae
Passifloraceae
Melastomataceae
Rosaceae
Acanthaceae
Rubieae
Rosaceae
Rhizophoraceae
Myrtaceae
Myrtaceae
Sapotaceae
Myrsinaceae
Rutaceae
Proteaceae
Pinaceae
Asteraceae
Asteraceae
Myrtaceae
Casuarinaceae
Passifloraceae
Poaceae
Asteraceae
Myrtaceae
Simaroubaceae
Combrinaceae
Cecropiaceae
Araliaceae
Asteraceae
Zingiberaceae
Tiliaceae
Convolvulaceae
Zingiberaceae
Passifloraceae
Rosaceae
APPENDIX D

ORDINANCE NO. 3417

BILL NO. 68 (2006)

A BILL FOR AN ORDINANCE AMENDING CHAPTER 19.15, MAUI COUNTY CODE, PERTAINING TO B-CT COUNTRY TOWN BUSINESS DISTRICTS

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

SECTION 1. Chapter 19.15, Maui County Code, is amended to read as follows:

19.15.010 Purpose and intent. A. The B-CT country town business district is intended to establish development standards for businesses in the rural communities.

B. It is intended that the unique urban design character of the more remote business districts be preserved and maintained to promote the "country town" atmosphere of the various rural business communities in Maui County.

C. This B-CT country town business district zoning ordinance establishes the means of implementing various provisions of Maui County community plans [adopted in accordance with Section 2.80.020]. Provisions in said community plans promote retention of certain aspects of the rural-agricultural lifestyle that have developed over the years in the commercial areas of the small rural communities throughout Maui County. These communities traditionally feature single-unit retail establishments in separate buildings or units with a shared common wall. Structures, generally, are small in scale, oriented in heights to a pedestrian scale, and rustic in design. These areas differ from modern urban centers that feature shopping centers and business establishments that utilize on-site parking.

Examples of the country town concept are, therefore, commercial areas of such rural based communities as Makawao [Town]-Pukalani-Kula, Paia [Town]-Haiku, Hana, [Town] Lanai City, and [Kaunakakai] Molokai. Other areas on the fringes of larger urban concentrations, however, may qualify for B-CT country town business district zoning if consistent with the applicable community plan. The decision as to which areas, in detail, are appropriate for this new zoning category is dependent on numerous variables and involves both subjective and objective considerations.

19.15.020 Permitted uses. [A.] Within the B-CT country town business district, the following uses shall be permitted:

[1.] A. Principal uses:
[a.] 1. Amusement and recreational activities [which] that are situated within completely enclosed buildings,

[b.] 2. Automobile [service stations, with or without accessory services such as body repair, steam cleaning, painting, minor welding, and storage of nonoperating vehicles associated with automotive repair,] services,

c.] 3. Auditoriums and theaters,

d.] 4. Bakeries,

e.] 5. Buildings and premises utilized, owned, or operated by government agencies, including community centers,

[f.] 6. Business, financial, and professional offices,

[g.] 7. Commercial retail establishments,

[h.] 8. Eating and drinking establishments,

[i.] 9. Educational, research, trade, and personal skills [schools teaching subjects such as martial arts, arts and crafts, and flower arrangement] facilities and learning centers,

[j.] 10. Fitness centers and dancing studios,

[k.] 11. Hardware, feed, and garden stores; provided, that feed and fertilizer are kept within an enclosed building,

[l.] 12. Laundromats,

[m.] 13. Music studios,

[n.] 14. Parking lots,

[o.] 15. Personal service establishments,

[p.] 16. Printing establishments [which] that are totally enclosed within a building,

[q.] 17. Religious, benevolent, and philanthropic societies, and civic organizations, [and]

[r.] 18. Bed and breakfast homes, in lawfully existing single-family dwellings, subject to the restrictions and standards of section 19.64.030 of this title[.]

19. Day care facilities, except on Molokai,

20. Medical facilities and animal hospitals, except on Molokai,

21. Multi-family dwellings, duplexes, and bungalow courts, except on Molokai, and

22. Combinations of dwelling units with other permitted principal uses in the same building, except on Molokai,

[2.] B. Accessory uses and structures necessary to facilitate the establishment of [principal] permitted principal uses.
design guidelines, that such reconstruction does not detrimentally affect the
caracter of the district.

19.15.050 Limited conditional uses. A. The following are declared
conditional uses in the B-CT country town business districts:
1. [Apartments and hotels] Hotels; provided, that the
following additional standards of development are followed:
   a. A minimum [Side] side yard setback[s] of ten
      feet,
   b. A minimum [Rear] rear yard setback[s] of ten
      feet,
   c. A maximum [Lot] lot coverage[s] of twenty-five
      percent, and
   d. A maximum [Floor] floor area-lot area ratio[s] of
      [0.4] 1.0.
2. Vehicle bodywork, frame or body parts straightening,
steam cleaning, painting, welding, storage of nonoperating vehicles,
and tire recapping or regrooving; provided, that all work shall be done
in an enclosed building and that the following additional standards of
development are followed:
   a. A minimum [Side] side yard setback[s] of ten
      feet to include a minimum six-foot-high wall on the side
      property line,
   b. A minimum [Rear] rear yard setback[s] of ten feet
      to include a minimum six-foot-high wall on the rear property
      line,
   c. Landscape planting and irrigation: an
appropriate landscape planting and irrigation plan shall be
prepared for implementation in order to soften the visual
impact of perimeter walls and the storage or nonoperating
vehicles;
B. A conditional permit shall be obtained for the abovementioned
uses pursuant to [Chapter] chapter 19.40[ Conditional Permits.] of this
[title.] code.

19.15.060 Design guidelines and standards. A. All buildings and
structures shall be erected, constructed, reconstructed, renovated,
remodeled, enlarged or converted in a similar and compatible architectural
design character with that of surrounding commercial buildings. It is intended
that an identifiable and unified urban design theme be retained within each
BC-T country town business district. The urban design theme shall be in
conformance with established design guidelines and standards for each
community as [approved] reviewed by the commission, and adopted by
resolution. Except as necessary to protect public health, safety and welfare,
where a conflict exists between adopted country town business district
design guidelines and standards, and the Maui County Code, the design
guidelines and standards shall prevail.

[The design guidelines shall be established as rules and regulations]
Review of the design guidelines and standards by the commission [after]
shall include review and comment by the urban design review board and
completion of a public review consisting of an advertised public meeting in
each country town and an advertised public hearing held by the commission
for each community planning [district] area.

In developing site design guidelines and standards, consideration
shall be given to [i] (i) the functional and spatial relationships with
surrounding uses, and (ii) the relationship of landscape planting in the
aesthetic continuity of surrounding sites.

In developing architectural design guidelines and standards,
consideration shall be given to [i] (i) the existing variety of form and massing
elements, (ii) the size and proportions of surrounding structures, (iii) the
relationship of the predominant directional expression of nearby
buildings, (iv) the manner of articulation of main building entrances,
(v) the roof forms and composition of structures found in the area, (vi) the
recurring alteration of wall areas with door and window elements in
facades, and (vii) the use of building material type, texture, and color
schemes of surrounding buildings.

B. The design guidelines and standards shall be adopted by
resolution, and administered by the planning director, except, however, that
the approved drainage and roadway standards guidelines shall be
administered by the director of public works and environmental
management. Design plans for improvements within the B-CT country town
business districts shall be approved by the planning director in accordance
with the established guidelines or as being compatible with the architectural
design character of existing town design concept until such time as
guidelines are developed for an area.

C. Pending adoption by the [commission] council of the design
guidelines and standards herein required, the planning director shall review
all proposals in the context of the general intent of enhancing design features
of country towns as herein set forth and in so doing shall include
consideration of the following factors in [his] the review:

1. Siting should reflect the functional and spatial
relationships with surrounding uses, including preservation of scenic
and historic view corridors;
2. Landscape planting should enhance the aesthetic
continuity of surrounding sites;
3. Building massing should be compatible with the existing
variety of form and massing elements;
4. Building scale should respect the size and proportions of surrounding structures;
5. Directional orientation should foster the relationship of the predominant directional expression of nearby buildings;
6. Entry features should reflect the manner of articulation of main building entrances;
7. Roof form and composition should be compatible with that of structures found in the area;
8. Patterns of facade openings should be compatible with the recurrent alteration of wall areas with door and window elements; and
9. The use of building material type, texture, and color schemes should be compatible with those of surrounding buildings.\[1\]

D. An applicant may appeal to the commission for reconsideration of an administrative action on a design plan by filing a notice in writing to the planning director within ten days after such administrative action. Such notice shall set forth in detail the action and the grounds upon which the applicant deems himself aggrieved. Approval of the design plan may be granted when the commission finds that the proposed plan maintains the design integrity of the B-CT country town business district. In acting, the commission may approve, approve with modifications, or deny the reconsideration."

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

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

APPROVED AS TO FORM
AND LEGALITY

JAMES A. GIROUX
Deputy Corporation Counsel

Page 59
WE HEREBY CERTIFY that the foregoing BILL NO. 68 (2006)

1. Passed FINAL READING at the meeting of the Council of the County of Maui, State of Hawaii, held on the 1st day of December, 2006, by the following vote:

<table>
<thead>
<tr>
<th>G. Riki HOKAMA</th>
<th>Robert CARROLL</th>
<th>Michelle ANDERSON</th>
<th>Jo-Anne JOHNSON</th>
<th>Dain P. KANE</th>
<th>Dennis A. MATEO</th>
<th>Michael J. MOLINA</th>
<th>Joseph PONTANILLA</th>
<th>Charmaine TAVARES</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chief</td>
<td>Vice-Chair</td>
<td></td>
<td></td>
<td>Aye</td>
<td>Aye</td>
<td>Aye</td>
<td>Aye</td>
<td>Aye</td>
</tr>
</tbody>
</table>

2. Was transmitted to the Mayor of the County of Maui, State of Hawaii, on the 1st day of December, 2006.

DATED AT WAILUKU, MAUI, HAWAII, this 1st day of December, 2006.

THE FOREGOING BILL IS HEREBY APPROVED THIS 1st DAY OF DECEMBER, 2006.

ALAN M. ARAKAWA, MAYOR
County of Maui

I HEREBY CERTIFY that upon approval of the foregoing BILL by the Mayor of the County of Maui, the said BILL was designated as ORDINANCE NO. 3417 of the County of Maui, State of Hawaii.

ROY T. HIRAGA, COUNTY CLERK
County of Maui

Passed First Reading on November 17, 2006.
Effective date of Ordinance December 1, 2006.

I HEREBY CERTIFY that the foregoing is a true and correct copy of Ordinance No. 3417, the original of which is on file in the Office of the County Clerk, County of Maui, State of Hawaii.

Dated at Wailuku, Hawaii, on

County Clerk, County of Maui
APPENDIX E
GEOLOGY & CLIMATE

GEOLOGY AND CLIMATE
by Francis Oda
Group 70 International, Inc.

TOPOGRAPHY
Located in the wind and rain shadow of West Maui and East Molokai, the island of Lana'i has not experienced as much erosion as west Maui or Molokai. Except for a few gulches the island has retained its basic shield volcanic form. Situated on the upland slopes of the shield which formed the island, the topography of Lana'i City slopes gently in range of 0% to 7%, from approximately 1,500 to 1,700 feet above sea level. In the center of town around Dole Park, the slopes average 2% to 3%.

TEMPERATURE
The climate of Lana'i, like that of other islands of Hawaii, is subtropical rather than tropical. The mean annual temperature of Lana'i City is 68.1 degrees Fahrenheit. This station is leeward of the crest of Lana'i Hale and owes its temperatures not only to the altitude, 1,620 feet ASL, but to frequent cloudiness. The mean temperature along the coast is somewhat higher, especially on the leeward (southwest) side, where the elevations are lower and nearly every day is cloudless. However, the cool sea breezes blowing over such a small island have insufficient time to be thoroughly heated; hence even these areas are not unbearably hot. The lowest temperature recorded at Lana'i City was 48 degrees F. (December 23, 1935).

WIND
Lana'i lies in the belt of the northeasterly trade winds, which are very constant. The whole island is not exposed to the full effect of the trade winds, being partly sheltered by Maui. However, the funnelling effect of the East Molokai and West Maui mountains increases wind velocity in the channel. Although, there are no anemometer records of the region facing the channel between Molokai and Maui, the numerous wind scars, the universal leeward bend in the tree trunks, and the wind-pruned tops of the trees in this region are evidence of constant high wind. Lana'i City is located on the leeward side of the crest of Lana'i and is partly sheltered from the direct effect of trade winds. Southerly or "Kona" winds interrupt the trade winds at times, especially during the winter months.

VEGETATION
Vegetation reflects the rainfall, temperature, elevation, and soil characteristics at each location. Therefore, vegetation is an important indicator of soil and climatic conditions. Lana'i lacks the range in elevation necessary for wide variation in climatic conditions; however, the variation is sufficient to establish four distinct vegetation zones. Zone A includes the arid and sunny leeward coastal lands below the 1,000 foot elevation. Zone B includes a large area of the central plateau with elevations from 1,000 to 1,800 feet. The wetter and cooler zones "C" and "D" with elevations 1,800 feet and above includes part of agricultural land and upland slopes. The highest and wettest lands of Lana'i Hale are in
Zone D.

RAINFALL

Lana'i falls partially inside the rain shadow of Maui. This is partially responsible for the low rainfall on the island as a whole. The state wide average for most of the other Hawaiian islands is 45 inches per year. The average for the surrounding ocean is 25 inches per year. The average annual rainfall for Lana'i ranges from less than 10 inches along the coast to 38 inches on the summit of Lanaihale. Rainfall is influenced by topographic location in relation to the mountain peaks and altitude on mountains less than 6,000 feet high in the Hawaiian islands. Because Lana'i is small and relatively smooth, the geographic distribution of rainfall is not as spotty as on the larger, more rugged islands. The rainfall varies widely from year to year. There is a well marked dry season during the summer, but is shown by the comparative mean monthly distribution of rainfall a less marked rainy season occurs in the summit area. December is the wettest month and July is generally the driest. Heavy downpours characteristic of the sub-tropical latitudes commonly account for a considerable part of the annual rainfall, and in some of the arid sections a single rain may contribute as much as 80% of the annual total. Because Lana'i is not sheltered by other islands on its southerly side, "kona" storms are unobstructed. Sudden local heavy showers called *nauhu* fall during times when neither trade winds nor the kona winds blow. A *nauhu* shower is caused by a cloud that forms off the south or west coast and then moves inland, dropping its moisture apparently as a result of local convection currents. *Nauhu* showers are reported to occur chiefly in the afternoon during hot weather.

SOILS

The soils in the Lana'i City area are part of the Molokai-Lahaina association. These soils are generally deep well drained soils with topography ranging from nearly level to moderately steep slopes. Soil texture is fine to moderately fine at the subsoil level. Elevations for the Molokai series range from nearly sea level to 1,600 feet. The Lahaina soil series occur in slightly wetter conditions and cooler soil temperature. Specific soils around the town center area are Waihuna clay (WoA, 0 to 3% slopes), Lahaina silty clay (LaB, 3-7% slopes) and Kalae silty clay (KcB, 2-7% slopes).
APPENDIX F
TAX MAPS
Honorable Alan M. Arakawa  
Mayor, County of Maui  
200 South High Street  
Wailuku, Hawaii 96793

For Transmittal to:  
Honorable Danny Mateo, Chair  
and Members of the Maui County Council  
200 South High Street  
Wailuku, Hawaii 96793

Dear Chair Mateo and Members:

SUBJECT: RESOLUTION No. 11-137 REFERRING TO THE LANAI PLANNING COMMISSION THE LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN GUIDELINES AND STANDARDS 2011

The Department of Planning (Department) received Resolution 11-137. The Department facilitated the review of the draft Lanai City Country Town Business District Design Guidelines and Standards 2011 per Section 19.15.060(A). The following is a summary of the Boards' comments:

<table>
<thead>
<tr>
<th>Public Meeting</th>
<th>Meeting Date(s):</th>
<th>Comments and Recommendations:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Urban Design Review Board Meeting</td>
<td>February 7, 2012 and March 6, 2012</td>
<td>Voted to provide a series of recommendations to the proposed document.</td>
</tr>
<tr>
<td>Lanai Community Meeting</td>
<td>March 12, 2012</td>
<td>Offered general comments and feedback to the department and the Council representative.</td>
</tr>
<tr>
<td>Lanai Planning Commission Meeting (public hearing)</td>
<td>March 21, 2012</td>
<td>Voted to keep the Lanai City Community Design Guidelines of 1997 in place until urban design can be discussed during the Community Plan update process. Also approved a motion to amend the 1997 Design Guidelines to incorporate new text on streets and parking.</td>
</tr>
</tbody>
</table>
Attached for your review are the following documents:

1. Resolution 11-137

2. Agency and Community Input
   a. Agency Routing form
   b. Agency Comments
   c. Written Communication from community members

3. Urban Design Review Board (UDRB) Meeting
   a. UDRB summary comments
   b. Proposed document incorporating UDRB recommended changes
   c. Minutes of February 7, 2012 UDRB meeting
   d. Minutes of March 6, 2012 UDRB meeting

4. Lanai Community Meeting
   a. Copy of the community flyer posted throughout Lanai City
   b. Copy of the press release
   c. Copy of the PowerPoint presentation made during the meeting
   d. Summary of community questions and comments

5. Lanai Planning Commission Meeting and Public Hearing
   a. Summary of Planning Commission Comments
   b. DRAFT Minutes of the March 21, 2012 meeting

6. Cultural Resources Commission (CRC) Meeting
   a. CRC summary comments
   b. Proposed document incorporating CRC recommended changes
   c. DRAFT Minutes of the April 5, 2012 meeting

Thank you for your attention to this matter. Should further clarification be necessary, please contact Staff Planner Erin Wade at Ext. 5517.

Sincerely,

WILLIAM SPENCE
Planning Director
Honorable Alan M. Arakawa, Mayor
For Transmittal to:
Honorable Danny Mateo
June 12, 2012
Page 3

Attachments
xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
   Erin K. Wade, Staff Planner (PDF)
   Lanai Planning Commission

WRS:EKW:nt
   Project File
   General File

K:\WP_DOCS\PLANNING\CTB\2012\0002_LanaiCityBCTDesignGuidelines\transmittalcouncil.doc
Mr. William Spence, Director
Department of Planning
County of Maui
Wailuku, Hawaii 96793

Dear Mr. Spence:

SUBJECT: LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN GUIDELINES AND STANDARDS 2011 (PC-41)

The Planning Committee is in receipt of County Communication 12-142, from the Planning Director, transmitting a summary of the comments and recommendations made by the Urban Design Review Board, Lanai Planning Commission, and Cultural Resource Commission, in response to Resolution 11-137, entitled “REFERRING TO THE LANAI PLANNING COMMISSION THE LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN GUIDELINES AND STANDARDS 2011”.

Please inform the Committee whether your Department recommends that the Council adopt the document entitled “Lanai City Country Town Business District Design Guidelines and Standards 2011” (“Design Guidelines”). If so, may I please request that you transmit the Design Guidelines with a proposed resolution, approved as to form and legality, adopting the Design Guidelines pursuant to Section 19.15.060(A), Maui County Code.

I would appreciate receiving your response by Thursday, March 7, 2013. To ensure efficient processing, please include the relevant Committee item number in the subject line of your response.
Should you have any questions, please contact me or the Committee staff (Gina Gormley at ext. 7687, or Pauline Martins at ext. 8039).

Sincerely,

[Signature]

DONALD G. COUCH, JR., Chair
Planning Committee

cc: Mayor Alan M. Arakawa
   Erin Wade, Planner, Department of Planning
Honorable Alan M. Arakawa
Mayor, County of Maui
200 South High Street
Wailuku, Hawaii 96793

For Transmittal to:
Honorable Donald G. Couch, Jr., Chair
and Members of the Maui County Council Planning Committee
200 South High Street
Wailuku, Hawaii 96793

Dear Chair Couch and Members:

SUBJECT: RESOLUTION NO. 11-137 REFERRING TO THE LANAI PLANNING COMMISSION THE LANAI CITY COUNTRY TOWN BUSINESS DISTRICT DESIGN GUIDELINES AND STANDARDS 2011 (PC-41)

The Department of Planning’s (Department) Long Range Planning Division is currently working with the Lanai Community to develop the Lanai Community Plan. Long Range Planning, in partnership with the Community Plan Advisory Committee for Lanai expect to have a draft of the plan ready for the Lanai Planning Commission to review during the summer of this year. Typically the adoption of design guidelines and standards would follow such a comprehensive community planning process. Therefore, the Department is not in support of adopting an entirely new set of design guidelines and standards at this time. It is the intention of the Department to propose new design guidelines in close succession, following the adoption of the Lanai Community Plan.

However, during their review of Resolution No. 11-137 and the proposed design guidelines and standards, the Lanai Planning Commission recommended the County Council amend the existing design guidelines to incorporate the language from the proposed document relating to off-street parking and street design, before the completion of the Community Plan process. The Department is in support of this recommendation. In addition the Department supports changing the title of the document to Lanai City Country Town Business District Design Guidelines and Standards, to ensure the Department of Public Works Development Services Administration is able to accept streets that meet the design characteristics of the guidelines and standards. A copy of the amendment to existing design guidelines is provided.
Thank you for your attention to this matter. Should further clarification be necessary, please contact Staff Planner Erin Wade at Ext. 5517.

Sincerely,

[Signature]

WILLIAM SPENCE
Planning Director

Attachment
xc: Clayton I. Yoshida, Planning Program Administrator (PDF)
    Erin K. Wade, Staff Planner (PDF)
    Lanai Planning Commission

WRS:EKW:nt
    Project File
    General File

K:\WP_DOCS\PLANNING\CTB\2012\0002_LanaiCityBCTDesignGuidelines\transmittalcouncilPC.doc
A. INTRODUCTION

Lānaʻi City was originally conceived by James Dole as a new town in 1923. Today, it is the last intact plantation town in the State. Built to be a self-sufficient company town, Lānaʻi City is centered around the rectangular shaped Dole Park, with most of the town's commercial and civic properties facing the park, surrounded by a grid pattern of residential streets with modest plantation houses on small lots. Most of the plantation-style structures were built between 1927 and 1938. One of the most significant character-defining elements of Lānaʻi City is the abundant plantings of Cook Island Pines throughout the town. Now that the mature trees are 50 to 100 feet tall, the town has the unique ambiance of being nestled in a forest. The landscaping, the rectilinear street pattern, the centralized commercial land uses around a large green park, and the small scale of the buildings embodies many of the best qualities of late nineteenth, early twentieth century American town planning.

Existing Conditions

In 2009, the National Trust for Historic Preservation included Lānaʻi City on its list of the Top Ten “Most Endangered” historic sites in the United States. Most of Lānaʻi City’s original structures are still standing; however, in recent years some buildings, both commercial and residential, have been demolished and replaced with new construction. There are also a number of structures that are empty and falling into substantial disrepair, becoming so termite infested that they may not be renovated and restored, resulting in what has become known as “demolition by neglect.” Residents of Lānaʻi greatly value the unique character of their town and would like to see the town’s design character maintained and enhanced, while also allowing for improvements for safety, efficiency, expansion, and viability. The Cook Island Pines that were planted throughout Lānaʻi City are now mature and some are reaching the end of their lifespans. Some trees will have to be cut down and replaced as they age, become diseased, or create risks to property.

There are design guidelines for the B-CT District of Lānaʻi City. The other settlements on the island, the Kōʻele and Mānele PDs, also have their own design standards and guidelines under their PD ordinances.
Growth and Expansion of Lāna‘i City

The next 20 to 30 years will likely see considerable growth and expansion of Lāna‘i City as well as the creation of new areas of development (Mānele Mauka Village and Kaumālapa‘u Harbor Village). Even before Pūlama Lāna‘i announced conceptual plans to expand Lāna‘i City, there were three major development projects proposed (or ongoing) on the northwest edge of Lāna‘i City: the DHHL subdivision, the Lāna‘i High and Elementary School campus expansion, and the County's affordable housing project. With a combined total of over 150 acres, these three projects represent a sizeable extension of the existing town. In 2013, Pūlama Lāna‘i initiated conceptual plans to expand Lāna‘i City to the west and north. The expansion is intended to accommodate the existing need for non-resort housing, including affordable and non-market rate housing at a variety of price points, and additional commercial space, as well as future needs associated with the anticipated growth in economic activity and population. The projects will be constructed in phases over the next 25 years and will require infrastructure upgrades and expansions and coordinated urban design.

Streetscape and Landscaping Principles

Section 2.80B.070(E)(15), MCC, requires the community plan to contain a “list of streetscape and landscaping principles and desired streetscape and landscaping improvements.” The Lāna‘i City Country Town Business District Design Guidelines and Standards 2011 provide guidelines and standards for streetscape, landscaping, and planting within the Lāna‘i City B-CT district that can also be applied to areas outside the B-CT district. The streetscape and landscaping principles of this community plan shall be the streetscape, landscaping, and planting guidelines and standards of the Lāna‘i City Country Town Business District Design Guidelines and Standards 2011, and any of its subsequent updates.

Streetscape and landscaping improvements typically occur with new development or redevelopment. Therefore, the policies and actions within the chapter are intended to provide general guidance on the streetscape and landscaping improvements desired by the community.

Urban and Rural Design Principles

Section 2.80B.070(E)(6), MCC, requires the community plan to contain a “statement of urban and/or rural design principles and objectives for the community plan area.” Figure 10.1, Urban and Rural Design Principles, fulfills this requirement by identifying the key concepts that affect the character of Lāna‘i. These principles apply to the entire island and address design features such as streets, public spaces, building orientation, and parking. The goals, policies, and actions in this chapter provide direction for implementing the Urban and Rural Design Principles.
Urban and Rural Design Principles

1. Preserve and maintain the features of the built and natural landscape that give the island its distinctive character. Some of the character-defining features include the wide open spaces in the center of the island, the iconic rows of Cock Island Pines, the historic quality of Lāna'i City, and development concentrated in specific areas.

2. The design of newly developed areas should be visually compatible with the landscape the character of the island and existing development. New development should reflect the island's architectural history, character, climate, and landscape.

3. Maintain and enhance the town's historic character. The historic character of the town is one of its most distinguishing features. As a result, the renovation and preservation of historic structures is encouraged. Also, new buildings and other improvements should be designed to complement and enhance the town's historic character.

4. Mixed-Use. Strive for a balance of housing, jobs, shopping, recreation, and civic uses in Lāna'i City. Establish the town as a lively place to be during the week, on the weekends, at night, and for special events.

5. Walkability. Create a comprehensive network of travel options, with an emphasis on the pedestrian experience. Sidewalks, walkways, and greenways should link land uses and offer a safe, inviting, and comfortable walking experience.

6. Street Connectivity. Street networks should continue the existing grid network and contain multiple paths for efficient circulation. New streets should connect to the existing street network in all adjoining areas where practical. Dead-end streets and cul-de-sacs should only be allowed when required by topographic constraints or when connectivity is prevented by conditions on adjoining properties.

7. Public Realm. The town's streets, sidewalks, parks, and other open spaces collectively comprise the public realm. These features provide public gathering places and the physical framework around which buildings and other improvements are made. The design of the public realm should create a sense of community, safety, and pedestrian activity.
Urban and Rural Design Principles (continued)

8. Building Orientation. In commercial areas, buildings should be oriented toward the street, creating a connection between the private elements of the town and the public realm. Principal entries to buildings should face public spaces such as streets, parks, or plazas instead of facing parking lots.

9. Parking. Parking in commercial areas should be either on-street or behind buildings to prevent a field of parking in front of buildings. Parking lots should be designed for pedestrians and cars, and should include pathways and trees.

10. Apply appropriate development and design standards. Until such time as the Lānaʻi City Country Town Business District Design Standards are adopted by the Council, the following planning standard applies to development and design. Building height is limited to two stories or 30 feet above grade except as follows: (1) buildings within heavy industrial areas may be as high as 40 feet and may exceed this height subject to design review by the County; and (2) buildings within business/commercial areas surrounding Dole Park shall not exceed one story in height.

Figure 10.1 Urban and Rural Design Principles

B. ISSUES AND STRATEGIES

Issue 1: The array, quality, and integrity of the historic structures that make up the core of Lānaʻi City are threatened by inadequate maintenance, demolition, and renovation without care for historic character.

Strategy 1: Protect Lānaʻi City’s unique small-town character and plantation heritage by supporting collaborative efforts to develop a vision and master plan for Lānaʻi City that includes preservation of historic structures in the B-CT District.

Issue 2: Lānaʻi City’s intact and unique plantation era historic character could be compromised by inappropriate new development and insensitive renovation of existing structures.

Strategy 2A: Review, revise, and enhance as necessary the B-CT design guidelines for Lānaʻi City to provide more detailed guidance for new construction as well as renovation.
and reconstruction of existing structures. Review and amend the B-CT zoning ordinance to allow flexible adaptive reuse.

Strategy 2B: Develop design guidelines for new structures not only in the Lāna‘i City B-CT District but also outside of the B-CT District to provide guidance on appropriate form, scale, architectural character, details, and materials.

Strategy 2C: Many Lāna‘i residents would like to ensure the urban design of the town expansion provides a similar “sense of place” and quality of life to the existing town. Encourage Pūlama Lāna‘i to collaborate with the community and the County on the development of site plans, building types, planning and design standards, and design guidelines for any expansion of Lāna‘i City, as well as for any new development areas, through interactive public design workshops.

Issue 3: County standard parking requirements for commercial operations make it expensive and difficult to obtain building permits and yet, there is ample parking surrounding Dole Park for the adjacent businesses and institutions, making the requirement for onsite parking for each business unnecessary.

Strategy 3: Create a comprehensive parking strategy for Lāna‘i City and develop and adopt less restrictive parking requirements as part of the revised Lāna‘i City B-CT design guidelines which would allow businesses to utilize public parking surrounding Dole Park instead of developing new parking spaces on site. Review and amend the B-CT zoning ordinance to be consistent with proposed guidelines.

Issue 4: The rural character of Lāna‘i City’s streetscapes will be compromised by the imposition of modern street design standards. Lāna‘i’s rural design character is dependent upon, in large part, its rural streetscapes, street design, and road network configuration. Previous expansions of Lāna‘i City have utilized curvilinear street network forms, breaking the rectilinear grid and intimate scale of Lāna‘i City’s small-town streets. Modern/contemporary street design standards, which include requirements for curb and gutter, wide concrete sidewalks, and wider lane and street widths, have been used in newer areas of town and create a very different urban design pattern and ‘sense of place’ from older areas of town.

Strategy 4: Develop and adopt by ordinance specific rural and small-town street design standards, as well as streetscape guidelines, for Lāna‘i to govern both existing areas and new development areas. These standards and guidelines would permit context sensitive street design, such as streets without wide concrete sidewalks and formal curbs and gutters, and maintenance of the small-town streetscapes found in Lāna‘i City. They would also maintain, where possible, the overall street grid pattern for Lāna‘i City.
Issue 5: Loss of the array of Cook Island Pines in Lāna‘i City from age or disease would significantly alter the character of the town.

Strategy 5: Work with appropriate agencies, NGOs, and the community to prepare a management and replanting plan for the Cook Island Pines throughout Lāna‘i City. Explore options for appropriate alternative tree species, depending on location and site. Cook Pines could be replanted if appropriate for that location, or native and noninvasive species could be used.

Issue 6: Non-native landscaping in settled areas can consume precious water resources and may introduce invasive species.

Strategy 6: Support the development of a street tree planting plan for existing areas and new development. Distribute a guidance document for homeowners and landowners to address both new and existing landscapes that would promote the use of non-invasive, drought-tolerant, and climatic-zoned native plants wherever possible.

Issue 7: Parks in Lāna‘i City are concentrated in the central area; outlying neighborhoods are lacking park facilities.

Strategy 7: Ensure the expansion of Lāna‘i City or development of new residential areas provides for adequate parks and open spaces, as required by Title 18, MCC.

Issue 8: Unshielded street lights and playfield lighting cause glare and light pollution that not only detract from the rural character of Lāna‘i, but also cause problems for migrating and nesting seabirds.

Strategy 8: Ensure street lighting is minimized and street lights use shielding to prevent unnecessary light pollution.

C. GOAL, POLICIES, ACTIONS

GOAL Lāna‘i will retain and enhance its urban design character, which is unique in the State.

Policies

1. Maintain and enhance the traditional small-town streetscape design and rural road character in Lāna‘i City and outside of town.
2. Enhance the landscape of Lāna'i City and other settlement areas through the use of native or other appropriate landscaping, such as using non-invasive and drought-tolerant plants.

3. Ensure the character of new development within and around Lāna'i City respects and enhances the urban design character of the plantation town by utilizing appropriate design guidelines, including expansion of the grid street network.

4. Ensure the urban and architectural design of new development areas outside of Lāna'i City is consistent with the rural, small-town character of the island.

5. Ensure there is community engagement and input into any new development.

6. Support the coordination of major development projects in Lāna'i City to maximize efficiency, provide infrastructure and public amenities, and enhance the overall character of the town.

7. Encourage the planting of suitable street tree species in new and existing areas; encourage the replacement of Cook Island Pines, if appropriate.

8. Protect and maintain the dark sky of the island's rural environment by ensuring street lighting, building lighting, and park lighting do not create excessive light pollution and glare.

9. Promote the development of a variety of park and recreational facilities distributed throughout Lāna'i City and the island.

10. Encourage the provision of public restrooms in major parks and public spaces.

11. Continue assisting property owners to preserve and rehabilitate historic buildings in the B-CT District.

### Actions

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REHABILITATION
Historic preservation has a philosophical basis or ethic that guides the work of the field. In accordance with historic preservation principles, a successful rehabilitation is one that retains as much of the original historic materials as possible. It also preserves those historic architectural features that are the character-defining elements of a particular historic style or method of construction. To retain historic fabric, it is preferable to repair rather than replace significant architectural elements and historic materials. Repair should be done with the least degree of intervention possible. When the level of deterioration precludes repair, replacement should be done with matching or compatible materials. The following guidelines should be utilized when planning or undertaking the rehabilitation of an existing historic building:

- Rehabilitation of an historic building should minimize alteration to the existing materials, architectural finishes, form, and ornamentation of the building.
- Distinctive architectural features, finishes, materials, construction techniques and examples of skilled craftsmanship should be retained and preserved.
- Deteriorated historic architectural features and exterior materials should be repaired rather than replaced. Where repair is infeasible, replacement features should match the original component in design, material, color and texture.
- Previous additions that are indicative of changes to a building over time should be evaluated for architectural significance and retained if they relate to the historic nature of the building or its design.
- Features that are to be reconstructed should be reproduced according to physical evidence, and/or archival documentation, such as historic photographs or written descriptions. Reconstruction based on details found on similar historic structures; without other supporting documentation, should not be undertaken.
- Abrasive cleaning methods, such as sandblasting, are to be avoided as they can damage historic materials. Cleaning of buildings should be performed using the gentlest effective means possible.

SIDING/WALL MATERIALS

Tongue & groove  Board & batten  Clapboard  Shingles  Stucco  Lava rock & plaster

Original rock, coral block, stucco, or wood siding should be repaired and retained. A change of siding material will significantly detract from the historic integrity of a property.
ADDITIONS
When it is necessary to alter or expand an existing historic building, modifications should minimize the visual impact of the new construction on the historic building. The additions or alterations also should be compatible with the historic structure through similarities in size, shape, materials, building elements and detailing. Another historic preservation principle that guides changes made to historic buildings is that alterations or additions should be reflective of the time period in which they are built. Consequently, utilizing current construction methods and styling is encouraged and imitating or exactly copying the building of an earlier period is discouraged. In other words, new construction should not replicate the design of historic buildings. To expand or alter a historic building successfully, the new construction should follow the basic design vocabulary of the historic structure but be clearly distinguishable.

- Additions should be designed and located in a manner which results in new construction which is subordinate to the primary historic building. Additions or changes to the primary facades are discouraged. The location of the addition or alteration should conform to the setbacks, spacing, alignment and orientation of the historic building and/or historic buildings in its immediate vicinity.

- Additions should be similar in height and width to the historic building. Its form should correspond to the shape, ridge lines and cornice of the main roof. Doors and windows in the addition should be similar in shape and placement to the openings in the historic buildings. Together, the addition’s shape, size and openings should create a directional emphasis (horizontal or vertical) that is similar to the historic building.

- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (e.g., bricks, blocks, siding or shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.

- Projecting elements, such as dormers, porches or bays, should be similar in location, size, shape and type to those found on the historic buildings or in its vicinity in a historic district.
EXAMPLES OF APPROPRIATE ADDITIONS

Subordinate rear addition using similar shape, window proportions and roof form

The rear addition in this example is narrower than the historic house with a ridgeline that is lower than the main ridgeline

Dormers on the rear slope of the roof can help convert existing attic space into livable square footage

Combining multiple approaches, this rear addition is lower than the main ridgeline and narrower than the historic house with dormers on the addition

Subordinate addition using similar shape, proportions, roof form and architectural features is distinguished from original by construction off-set where the two structures join
NEW CONSTRUCTION
New construction, located on vacant land within historic districts or adjacent to historic buildings, is encouraged when appropriately sited and designed. New construction should be clearly discernible as "new" and reflect the technology, building materials and design ideas of the present era. However, like additions to existing buildings, the design of new construction should be compatible with and respectful of its historic setting. It is recognized that new construction can occur that is similar in scale to the pattern of historic building or, in selected circumstances, new construction may involve development that is of substantially greater scale. Consequently, two types of guidelines have been prepared to assist in the planning of new construction relative to historic buildings and areas.

Similar Scale New Construction
- Within the historic residential areas, new construction should be similar in height, shape and materials to the historic structures in its vicinity. Where changes in size must occur, the visual impact of the new construction should be minimized by stepping back the new construction from the historic buildings.
- Building features, such as roof lines, window and door openings, porches, entrances, pergolas, porte-cochères or carports should resemble those related forms found on adjacent or surrounding historic structures.
- Exterior materials should match or be compatible with the surface materials of the historic building. Compatibility is achieved by maintaining the spectrum of materials historically present, corresponding to the pattern of the unit size of the materials (i.e. bricks, blocks, siding, shingles) of the historic structure or continuing the visual and tactile texture exhibited by the historic materials.

- Building detailing or ornamental trim should be made of matching or similar material but simplified in design so as to be distinguishable as a product of its own time.

- Primary new structures should correspond with the setbacks, spacing, alignment and orientation of adjacent primary buildings.

- Secondary new structures, such as garages and outbuildings, should be subordinate to the size and appearance of the primary historic building and located on the rear of lots.

- Mechanical, electrical, solar or other exterior equipment should be located in the least visible place possible. Depending upon the location of this modern equipment, screening or boxing is encouraged. If the equipment is roof-mounted, it should be on a rear roof slope, behind the roofs midpoint. Ground mounting is also acceptable.

- Access ramps and other accommodations for those with disabilities should be located to minimize the loss of historic features and provide reasonably convenient access without being visually intrusive.

- New construction should be located and designed to accommodate distinctive natural or man-made site features.
SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION

Achieving compatibility between historic building and new construction of substantially greater scale is dependent upon sensitive site planning and compatibility of the elevations of the new construction immediately adjacent to the historic buildings. For the purposes of these guidelines, the "adjacent elevations" of new construction, which the issues of compatibility should address, are defined as the adjacent exterior walls and treatments that extend twice the height of the historic building.

- The historic building should be a key element of the overall site plan and incorporated in a manner that maintains its visual prominence.
- New construction should be sited in a manner that retains the traditional placement and orientation of the historic building.
- The entrance location and primary facade of the historic building should be retained.
- The proportions of new construction should correspond to the width and depth of the historic building.
- The adjacent elevations of the new construction should be sheathed in an exterior material that matches or continues the proportional pattern of the unit size of the materials found on the historic building.
- The solid to void ratio of the historic building's openings and exterior walls should be repeated in the new construction.
- The size, shape and degree of articulation of the new construction's exterior walls should follow the pattern established by the historic building's construction.
- The pattern of architectural detailing of the historic building should be incorporated into the new construction in a simplified or abstracted form.
- The color of the exterior materials of the new construction should be the same or a complementary hue of the color of the historic building's exterior materials.
- Where the new construction abuts an existing historic building, a clear definition of the transition between the old and new should be established and maintained. The transitional element may be distinguished by its form or use of neutral materials that distinctly differentiates the new construction from the historic building.

SUBSTANTIALLY GREATER SCALE NEW CONSTRUCTION

SIMILAR SCALE NEW CONSTRUCTION