

Amendments to Sections 30.13 and 30.14 of the Wailuku
Redevelopment Area Zoning and Development Code

SECTION 1. Section 30.13 of the Wailuku Redevelopment Area Zoning and Development Code, dated September 2002, as amended, entitled Off-street Parking and Loading, is amended to read as set forth in Exhibit "A", attached hereto and incorporated by reference.

SECTION 2. Section 30.14 of the Wailuku Redevelopment Area Zoning and Development Code, dated September 2002, as amended, entitled Landscape Planting and Visual Screening, is amended to read as set forth in Exhibit "B", attached hereto and incorporated by reference.

SECTION 3. New material is underscored.

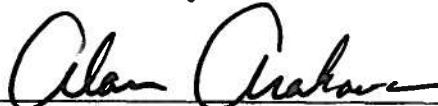
SECTION 4. These amendments shall take effect ten days after filing with the Office of the County Clerk.

ADOPTED this 14 day of September, 2015, at Wailuku, Maui, Hawaii.

MAUI REDEVELOPMENT AGENCY



Chairperson



ALAN M. ARAKAWA

Mayor, County of Maui

APPROVED this 14 day of September, 2015.

APPROVED AS TO FORM
AND LEGALITY:



MICHAEL J. HOPPER
Deputy Corporation Counsel

County of Maui

Received this 17th day of
September, 2015.



DANNY MATEO

Clerk County of Maui


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CERTIFICATION

I, WILLIAM SPENCE, Planning Director, County of Maui, do hereby certify:

1. That the foregoing is a full, true and correct copy of the Amendments to Sections 30.13 and 30.14 of the Wailuku Redevelopment Area Zoning and Redevelopment Code, dated September 2002, as amended, drafted in Ramseyer format, pursuant to the requirements of Section 91-4.1, Hawaii Revised Statutes, which were adopted on the 22nd day of May, 2015, by affirmative vote of the proper majority following a public hearing on May 22nd, 2015; and filed with the Office of the County Clerk.
2. That the notice of public hearing on the foregoing rules was published in The Maui News on the 20th day of April, 2015.

COUNTY OF MAUI


WILLIAM SPENCE
Planning Director

Maui Redevelopment Agency

Amendments to the Wailuku Redevelopment Area

Zoning and Development Code

May 2015

“30.13 Off-Street Parking and Loading

A primary goal of the Wailuku Redevelopment Plan is to create a compact, pedestrian-oriented urban core of activity. The plan envisions the adaptive reuse of historic structures in town many of which have little or no available space for parking on-site. Likewise a majority of the properties in Wailuku town are too small to utilize with a viable business and provide enough parking to meet conventional parking standards.

The compact nature of the downtown core invites walking from place to place and decreases the number of vehicle trips. The survey conducted in 2010 in association with the Wailuku Market-Based Plan indicated that most people were willing to walk at least 5 minutes from their car to their destination and nearly a third of those surveyed were willing to walk even further. This was further supported in the 2011 Parking Management Plan Analysis stating that several non-office uses could be exempted from parking requirements without a negative impact to the total parking supply within the district since many people park once and walk between land uses.

Therefore, this section of the Wailuku Zoning and Development Code has been updated to allow for more urban standards for parking and to encourage a greater diversity of uses in the district.

Sections:

- 30.13.010 Method of determining number of required off-street parking spaces
- 30.13.020 Required off-street parking spaces by use
- 30.13.030 Parking reductions
- 30.13.040 Joint-use parking
- 30.13.050 Off-site parking
- 30.13.060 Parking abatement with approval of the MRA
- 30.13.070 Design standards for off-street parking
- 30.13.080 Required off-street loading spaces by use
- 30.13.090 Design standards for off-street loading spaces

30.13.010 Method of determining number of required off-street parking spaces

A. Method of Determining Number of Required Off-street Parking Spaces.

To determine the required number of off-street parking spaces, *floor area* shall be as defined in Section 30.02.010 of these rules, except that for the purposes of this article, basement space shall be included as *floor area* for parking purposes when it is devoted to uses having a parking requirement specified in this section. The following shall apply when determining parking requirements:

1. When the computation of required parking spaces results in a fractional number of spaces, the number of spaces required shall be rounded up to the nearest whole number when a fraction of a stall is greater than .5 and rounded down when a fraction of a stall is less than or equal to .5.
2. In assembly areas in which patrons or spectators occupy benches, pews, or other similar seating facilities, each 24 inches of width shall be counted as a seat for the purpose of determining requirements for off-street parking.

3. When a building or premise includes uses incidental or accessory to a principal use, the total number of spaces required shall be determined on the basis of the parking requirements of the principal use(s), unless otherwise noted.

4. The minimum parking ratios indicated below may be increased or decreased when the use requires an MRA Use Permit, based on the particular unique characteristics of the proposed use and/or site.

5. If a use not listed below is permitted as a principal use in a zoning district category, the Planning Director shall determine the minimum required parking based on the closest equivalent use or waive the off-street parking requirement for the use.

30.13.020 Required off-street parking spaces by use

Use	Minimum Parking Ratio (sf refers to square feet of floor area unless otherwise noted)	
<i>Adult establishment</i>	[1 space per 75 square feet of serving, dining, and dancing areas.] <u>None</u>	
<i>Animal hospital</i>	1 space per 500 square feet of building	
<i>Assembly area</i>	Church: 1 space per 100 sf of floor area of building, where the church is within 500 feet of a public parking lot with more than 150 stalls the MRA may grant the church a waiver of up to 75% of the required stalls provided that service times are limited to weekends and after 6:00 p.m. on weekdays. Library, museum, art gallery: one space per 300 sf of floor area of building. Auditorium, theater, stadium, bleachers, place of assembly: one space per 6 seats. All other types of assembly: 1 space per 75 square feet of floor area or 1 space per 5 fixed seats, whichever is greater.	
<i>Automobile services</i>	1 space per 200 square feet of floor area or 40% of lot area, whichever is greater; for car wash facilities, 10 standing spaces for waiting vehicles for each wash rack	
<i>Base yard</i>	1 space per operating vehicle	
<i>Bed and breakfast home</i>	1 space per bedroom used for short-term rental, in addition to any other spaces required pursuant to this section.	
<i>Beverage and service kiosk</i>	None	
<i>Boarding home</i>	.75 spaces per lodging unit	
<i>Day care facility</i>	1 space per 10 care recipients, plus 4 pick-up/drop-off spaces for facilities with more than 25 care recipients	
<i>Dwelling</i>	2 spaces per unit for detached single-family dwellings and duplexes	
	Multifamily	
	Size (Bedrooms)	Spaces
	Studio	1
1	1	
2 or more	2	
<i>Dwelling, accessory</i>	1 space per unit	

Use	Minimum Parking Ratio (sf refers to square feet of floor area unless otherwise noted)
<i>Eating establishment</i>	[One space per 100 sf of serving and dining areas, including areas used for outdoor dining, plus 5 stacking spaces per drive-in window; provided, that there shall be a minimum of three parking spaces for patrons and a minimum of three additional spaces for employee parking for each such establishment.] None - drive through windows not permitted, except that drive through windows in existence upon the date of adoption may be internally reconfigured to improve site circulation.
<i>Education, major/ Education, minor</i>	Each classroom with students less than 16 years of age: one space per classroom. Each classroom with students 16 years of age or older: eight spaces per classroom
<i>Education, specialized</i>	1 space per each 10 students of design capacity, plus 1 space per 400 square feet of office floor space
<i>Entertainment</i>	See adult establishment
<i>Food, beverage and merchandise kiosk</i>	None
<i>Food and beverage retail</i>	[1 space per 500 square feet of floor area of building; provided that the minimum shall be three spaces.] None
<i>Food processing</i>	1 space per 600 sf of floor area of building or 25% of the lot area, whichever is greater.
<i>Funeral home</i>	1 space per 6 seats and 1 space per 1,500 square feet of storage area
<i>General merchandise</i>	1 space per 500 square feet of floor area of building; provided, that the minimum shall be three parking spaces. 1 space per 600 square feet of floor area of building for appliance, furniture, plumbing supply, automobile, marine supply and machinery stores requiring large floor spaces for product display
<i>General office</i>	1 space per 500 square feet of floor area of building; provided, that there shall be a minimum of three parking spaces for employees and patrons.
<i>Group living facility</i>	0.5 spaces per bed
<i>Home occupation</i>	1 space per 750 square feet of floor area used for home occupation
<i>Hotel</i>	1 space per 2 lodging units[, plus parking for eating establishments and assembly areas on the same lot]
<i>Light manufacturing and processing</i>	1 space per 1,500 square feet of floor area for warehousing; 1 space per 600 square feet of floor area for other uses.
<i>Medical center, major</i>	1 space per three beds; 0.5 spaces per bed for skilled nursing facilities
<i>Medical center, minor</i>	Same as personal and business services
<i>Outside open air dining</i>	[1 space per 500 square feet of floor area] None
<i>Outside open air markets</i>	None if within 400 feet of a public parking lot with more than 150 parking stalls. Otherwise, 1 space per 500 square feet of floor area; none required during County sponsored special events.

Use	Minimum Parking Ratio (sf refers to square feet of <i>floor area</i> unless otherwise noted)
<p>Outside open air sidewalk sales</p> <p>Park</p>	<p>None</p> <p>See standards for outdoor recreation and indoor recreation; for parks that primarily serve pedestrians this requirement may be reduced or waived by the director of planning or authorized representative.</p>
<p><i>Personal and business services</i></p>	<p>1 space per 300 square feet of floor area of building for personal services such as medical and dental clinics, beauty salons, financial institutions and health spas; provided, that a minimum of three parking spaces are required for employees and patrons;</p> <p>1 space per 400 square feet of floor area of building for business services such as photocopy shops; provided, that a minimum of three parking spaces are required for employees and patrons.</p> <p>1 space per 500 sf of floor area of building for all other business buildings; provided, that a minimum of three parking spaces are required for employees and patrons.</p>
<p><i>Quasi-public use</i></p>	<p>As specified in this section; otherwise 1 space per 500 square feet of floor area of building</p>
<p><i>Recreation, indoor</i></p>	<p>Bowling alley: 5 spaces per alley;</p> <p>Swimming pool, gymnasium: one space per 600 sf of floor area of pool or building;</p> <p>Tennis courts: six spaces per court;</p> <p>All other types of indoor recreation and play courts 1 space per 300 square feet or 3 spaces per play court, whichever is greater.</p>
<p><i>Recreation, outdoor</i></p>	<p>6 spaces per tennis court;</p> <p>1 space per hole for miniature golf courses;</p> <p>1 space per 600 square feet of swimming pool;</p> <p>2 spaces per play court for other types of courts; 12 spaces per playing field if no bleachers are provided; parking spaces for other uses to be determined by the Director of Planning or authorized representative.</p>
<p><i>Repair, major</i></p>	<p>1 space per 1,500 square feet of floor area for warehousing and 1 space per 700 square feet of floor area of building or 20% of the lot area, whichever is greater, for other uses.</p>
<p><i>Repair, minor</i></p>	<p>1 space per 1,500 square feet of floor area for warehousing and 1 space per 600 square feet of floor area of building or 20% of the lot area, whichever is greater, for other uses.</p>
<p><i>Shopping center</i></p>	<p>1 space per 200 square feet of floor area of building; except for <i>assembly areas</i> and <i>eating establishments</i> which shall be subject to the parking requirements for such uses as set forth herein.</p>
<p><i>Storage, wholesale and distribution</i></p>	<p>1 space per 1,500 square feet for storage facilities; 1 space per 600 square feet for other uses.</p>
<p><i>Transient or time-share unit</i></p>	<p>1 space per unit</p>

30.13.030 Parking reductions

A. The existing compact mixed-use land use pattern within the Redevelopment Area fosters more pedestrian trips and fewer automobile trips than other more automobile dependent commercial districts in the County. As such, the following parking reduction shall apply to lots zoned for commercial, non-profit and public/quasi-public uses within the WRAZ&D District.

1. Commercial, non-profit and public/quasi public uses on lands zoned for such uses within the WRAZ&D District shall receive a 30% percent reduction in the required number of parking stalls.

2. When the computation of required parking spaces results in a fractional number of spaces, the number of spaces required shall be rounded up to the nearest whole number when a fraction of a space is greater than or equal to .5 and rounded down when a fraction of a space is less than .5.

3. When the local conditions change or projects provide additional amenities for multi-modal transportation, additional parking reductions may be considered with an MRA Use Permit. The applicant shall provide clearly presented and sound information on one or more of the following:

- a. Access to transit (the frequency and quality of the transit service will also be a factor);
- b. Expected demographics for residential developments (age, income, other auto-ownership factors);
- c. Overall auto ownership rates in the community;
- d. Implementation of programs to reduce demand for parking such as parking cash out, unbundled parking, priority parking for carpools, bike parking spaces, or car sharing;
- e. Project specific parking studies including local area analysis providing data to support requests to reduce parking.

30.13.040 [Joint-use] Shared parking

A. The Planning Director may permit [joint-use] shared use of required parking spaces where two or more uses on the same or separate sites are able to [jointly use] share the same parking spaces because their parking demands occur at different times. The Planning Director, or authorized representative, may permit joint-use shared parking subject to the following conditions and application requirements:

1. The names and addresses of the owners that will participate in the [joint use] shared of parking.

2. The location and number of parking spaces that will be [jointly used] shared.

3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses.

4. The distance of the entrance to the parking facility from the nearest principal entrance of the building occupied by the use which is served by the parking shall not exceed 400 feet by customary pedestrian routes.

[5. The proposed use which is served by the off-site parking shall occur within an existing building. Joint-use parking shall not be an optional

method of providing required off-site parking stalls for structures constructed or expanded after the effective date of these rules.

6.]5. A written agreement assuring continued availability of the number of required spaces at the period indicated shall be drawn and submitted to the planning director and County corporation counsel for review and approval. No change in use shall be permitted which increases the requirements for off-street parking spaces unless such additional spaces are provided. A certified copy of the executed agreement shall be submitted to the Planning Director or authorized representative.

6. Any other information required by the Planning Director to assess the application.

30.13.050 Off-site parking

A. Off-site parking may be permitted where a surplus of parking stalls exists on a commercial zoning lot that allows for commercial parking facilities and those surplus stalls are available for long term lease to the owner and/or long-term lessee of a separate zoning lot situated within close proximity to the surplus stalls. Off-site parking may be approved by the Planning Director or authorized representative, subject to the following conditions and application requirements:

1. The names and addresses of the owners that are entering into an off-site parking agreement.

2. The location and number of parking spaces that are being leased for off-site parking.

3. Documents which identify the owner of the subject properties (lessees of the subject off-site parking stalls shall submit a copy of the recorded lease document for said stalls which shall have an unexpired term of at least five years from the date of filing of the application).

4. The distance of the entrance to the parking facility from the nearest principal entrance of the building occupied by the use which is served by the off-site parking shall not exceed 400 feet by customary pedestrian routes.

{5. The proposed use which is served by the off-site parking shall occur within an existing building. Joint-use parking shall not be an optional method of providing required off-site parking stalls for structures constructed or expanded after the effective date of these rules.

6.]5. A written agreement assuring continued availability of the number of required spaces at the period indicated shall be drawn and submitted to the planning director and County corporation counsel for review and approval. No change in use shall be permitted which increases the requirements for off-street parking spaces unless such additional spaces are provided. A certified copy of the executed agreement shall be submitted to the director of planning or authorized representative.

6. Any other information required by the Planning Director to assess the application.

30.13.060 Parking abatement with approval of the MRA. The MRA may offer a partial or total abatement of parking spaces required pursuant to Section 30.13.020, provided that criteria A and a majority of criteria B to F are met. The criteria are as follows:

- A. The abatement will forward the vision, guiding principles, and objectives of the Wailuku Redevelopment Plan;
- B. The majority of trips generated can be expected to be pedestrian oriented because the project's principal market area is the Wailuku commercial core as defined by the boundaries of the Wailuku Redevelopment Area;
- C. The floor area of the proposed use is less than 1,000 square feet;
- D. The applicant, for economic reasons, is not capable of providing cash in-lieu-of parking or participating in other parking programs set forth herein;
- E. It is impractical to provide parking at the proposed site; and
- F. The project will have little or no effect on the parking supply.

30.13.070 Design standards for off-street parking

- A. Configuration of Parking Spaces.
 - 1. Except for landscape planting and irrigation requirements as provided under Section 30.14.010, all spaces shall be unobstructed, provided that building columns may extend a maximum total of 6 inches into the sides of the parking space. A wall is not considered a building column.
 - 2. Where four (4) or more parking spaces are required, other than for 1- and 2-family dwellings, the parking lot or area shall be designed or configured in a manner that no vehicle maneuvering into or from any street, alley or walkway is necessary, in order for a vehicle to enter or leave a space, and which allows all vehicles to enter the street in a forward manner.
 - 3. All spaces shall be configured so that any automobile may be moved without moving another except that tandem parking shall be permissible in any of these instances:
 - a. Where two parking spaces are assigned to a single *dwelling* unit.
 - b. For use for employee parking, except that at no time shall the number of parking spaces allocated for employees exceed 25 percent of the total number of required spaces. Also, for employee parking, "tandem" parking shall be limited to a configuration of two stacked parking stalls.
 - c. Where all parking is performed by an attendant at all times.
 - d. For assembly areas and temporary events when user arrivals and departures are simultaneous and parking is attendant-directed.
- B. Minimum Dimensions for Parking Facilities.
 - 1. Each parking space shall have a minimum width of 8.25 feet and a minimum length of 18 feet at all points.
 - 2. Minimum aisle widths for parking bays shall be provided in accordance with the following:

prevent any direct illumination toward any zoning lot within a residential or multi-family district.

4. All parking lots shall incorporate landscape planting and irrigation as specified in Chapter 30.14 of this title.

E. Compact car parking stalls. Parking stalls for compact cars may be permitted not to exceed twenty-five percent of the total off-street parking requirements; provided, that the stalls shall be grouped and properly identified and the compact stalls shall be at least seven feet six inches wide and sixteen feet in length.

30.13.080 Required off-street loading spaces by use

A. For businesses with a floor area of 5,000 square feet or less and within 200 feet of an on-street loading zone, no off-street loading facility shall be required.

B. Adjacent uses may share off-street loading facilities.

C. Off-street loading requirements shall apply to all zoning lots exceeding 5,000 square feet in area for the class or kind of uses indicated below. The minimum number of off-street loading spaces shall be as follows:

Use or Use Category	Floor Area (in sf) or Units	Loading Space(s)
<i>General merchandise; eating establishments; storage, wholesale, and distribution; personal and business services; repair, major and minor, industrial and waste products processing; food processing</i> <i>*unless exempted by 30.13.080A</i>	2,000 sf - 10,000 sf	1
	10,001 sf - 20,000 sf	2
	20,001 sf - 40,000 sf	3
	40,001 sf - 60,000 sf	4
	Each additional 50,000 sf or major fraction thereof	1
<i>Hotel; medical facility, major, assembly area</i>	5,000 sf - 10,000 sf	1
	10,001 sf - 50,000 sf	2
	50,001 sf - 100,000 sf	3
	Each additional 100,000 sf or major fraction thereof	1
<i>General office</i>	20,000 sf - 50,000 sf	1
	50,001 sf - 100,000 sf	2
	Each additional 100,000 sf or major fraction thereof	1
<i>Dwelling (in multi-family building)</i>	20 units - 150 units	1
	151 units - 300 units	
	Each additional 20 units or major fraction thereof	

Parking Angle	Aisle Width
0 - 44	12 ft
45 - 59	13.5 ft
60 - 69	18.5 ft
70 - 79	19.5 ft
80 - 89	21 ft
90	22 ft

3. Ingress and egress aisles shall be provided to a street and between parking bays and no driveway leading into a parking area shall be less than 12 feet in width.

C. Parking for the physically disabled. For all non-dwelling uses, the parking for the physically disabled shall be provided as follows:

Total Required Parking Spaces	Spaces Allocated for Physically Disabled
11 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
Total Required Parking Spaces	Spaces Allocated for Physically Disabled
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	10
more than 1,000	10 plus 1 for each additional 500 or fraction thereof

Parking spaces for the disabled shall be identified by posted upright sign and blue paint on the curb or on the pavement edge of the space and shall be at least 8 feet wide and shall have an adjacent access aisle a minimum of 5 feet. Parking access aisles shall be part of an accessible route to the *building* or facility. Surface slope shall not exceed 4 percent in any direction. Two adjacent spaces may share a common access aisle. Parked vehicle overhangs shall not reduce the clear width of an accessible circulation route.

D. Paving of Parking Areas.

1. All off-street parking spaces, parking lots and driveways shall be provided and maintained with an all-weather surface.

2. Parking areas for three or more automobiles shall have individually striped spaces.

3. Illuminated parking lots or areas shall be illuminated with individual light poles not exceeding 12-feet in height and shall be shielded downward to

B. Method of Determining Number.

1. To determine the required number of loading spaces, floor area shall be as defined in Section 30.02.01 of this title, except that when a basement is devoted to a use having a loading requirement, loading spaces shall be required as specified above.

2. When a building is used for more than one use, and the floor area for each use is below the minimum requiring a loading space, and the aggregate floor area of the several uses exceeds the minimum floor area of the use category requiring the greatest number of loading spaces, at least 1 loading space shall be required.

3. The number of loading spaces required may be adjusted to 50 percent of the required number when such spaces are assigned to serve 2 or more uses jointly, provided that each use has access to the loading zone without crossing public streets or sidewalks.

30.13.090 Design standards for off-street loading spaces

A. Minimum Dimensions.

1. When only one loading space is required and total floor area is less than 5,000 square feet, the horizontal dimensions of the space shall be 19 feet by 8.5 feet. It shall have a vertical clearance of 10 feet.

2. When more than one loading space is required or total floor area is more than 5,000 square feet, the minimum horizontal dimension of at least half of the required spaces shall be 12 feet by 25 feet and have a vertical clearance of at least 14 feet. The balance of required spaces may have horizontal dimensions of 19 feet by 8.5 feet and vertical clearance of at least 10 feet.

B. Location and Paving.

1. No required loading space shall be in any street or alley but shall be provided within or adjacent to the building it serves.

2. Where loading areas are illuminated, all sources of illumination shall be shielded to prevent any direct illumination toward any rural, residential, multifamily or hotel districts.

3. Each required loading space shall be identified as such and shall be reserved for loading purposes, only.

4. No loading space shall occupy required off-street parking spaces or restrict access.

5. All loading spaces and maneuvering areas shall be paved or covered with an all-weather surface.

6. Except in front and side yards in residential districts, no loading space or maneuvering area shall be located within a required yard, except if the area displaced by the loading space or maneuvering area is provided as open space immediately abutting the required yard, and the design is approved by the public works director.

30.13.100 Temporary parking facilities

A. A temporary parking lot shall be any parking lot which does not contain any required parking spaces for a specific land use. Temporary parking facilities may be developed for the following purposes:

1. To accommodate existing parking demand that may be displaced during construction.
2. To accommodate new parking demand anticipated to be temporary as a result of a construction activity (i.e. construction workers).
3. To accommodate existing parking demand on an existing vacant or under-developed lot for a period of time not to exceed two years.

B. Design Standards

1. All spaces shall be unobstructed
2. Where four (4) or more parking spaces are developed, the parking lot or area shall be designed or configured in a manner that no vehicle maneuvering into or from any street, alley or walkway is necessary, in order for a vehicle to enter or leave a space, and which allows all vehicles to enter the street in a forward manner.
3. All off-street parking spaces, parking lots and driveways shall be provided and maintained with an all weather surface. The parking and driveway surface shall consist of a minimum of two (2) inches of a ninety percent (90%) compacted base, a treatment of bituminous material, or some other dustless and permeable surface approved by the Planning Director. Parking surfaces must be maintained regularly to assure the safe and efficient maneuverability of vehicles. Temporary parking facilities must remain water permeable to avoid installing storm drainage facilities.
4. Parking areas for three (3) or more automobiles shall have individually identified spaces. Spaces may be striped or marked with wheel stops. Adequate wheel stops shall be provided where parking spaces approach a property line, building wall or public sidewalk.
5. If temporary parking facilities will be operated as facilities that require a parking permit for individual users, the parking lot shall be appropriately marked and signed to indicate the permit requirements.
6. Lighting shall be provided in conjunction with the nighttime use of the area. Lighting shall not glare onto adjacent or nearby properties or buildings.
7. There shall be a minimum 4-foot landscape strip adjacent to any adjoining street right of way. This 4-foot strip shall contain a perimeter hedge maintained at not less than 3-feet in height with hedge plants spaced at a maximum of 16 inches on center. A minimum 36-inch high wall or fence may be placed on the setback line with a street side flowering vine on the fence or wall and other landscape materials in lieu of a perimeter hedge. Perimeter hedges or walls/fences may not exceed four (4) feet in height.

C. Temporary Parking Permit Approval Process

1. The applicant shall be required to submit a scaled site plan of the proposed temporary parking facility illustrating the proposed layout and all structures, trees, or other physical features of the site.
2. The applicant shall be required to submit a narrative description of how the parking lot will be managed, i.e. permits, revenue control equipment, hours of operation, signage, lighting, security, etc. Specifications of any equipment, lighting or signage shall be submitted with the application.
3. The Planning Department shall have the authority to approve such plans, and may also have the discretion to impose additional conditions upon the project for the protection of health, safety and welfare."

30.14 Landscape Planting and Visual Screening

Sections:

- 30.14.010 Parking and loading areas
- 30.14.020 Other areas

30.14.010 Parking and loading areas

A. **Parking Areas.** Parking lots, automobile service stations, service and loading spaces, trash enclosures and utility substations shall be visually screened with landscape planting or by other appropriate methods in all zoning districts as follows:

1. Parking lots and automobile service stations shall provide a minimum 4-foot landscape strip adjacent to any adjoining street right-of-way. This 4-foot strip shall contain trees, groundcover and a perimeter hedge maintained at not less than 4-feet in height with hedge plants spaced at a maximum of 16 inches on center. A minimum 48-inch high wall or solid fence may be placed on the setback line with a street side flowering vine on the fence or wall, and tree, shrub, and groundcover foundation planting in lieu of a perimeter hedge. One (1) minimum six (6) foot tall large crown shade tree with a minimum of 2-inch caliper depth, breadth and height (DBH) [as measured six (6) inches above the ground] shall be planted in the landscape strip for each 50 feet or major fraction of adjacent lineal street frontage. Also, a 2-foot wide side and rear yard landscape strip shall be provided immediately adjacent and parallel with each property line where automobile parking abuts.

2. To provide shade within parking lots and minimize visibility of open paved surfaces, one (1) minimum 6 foot tall large crown shade tree with a minimum of 2-inch caliper DBH [measured six (6) inches above ground] shall be provided for every 5 parking stalls or major fraction thereof. The minimum mature spread of the crown specimen canopy tree shall be 30 feet. Each tree shall be located in a planting area and/or tree well no less than 4 feet square. If wheel stops are provided, continuous planting areas with low groundcover, and tree wells with trees centered at the corner of parking stalls may be located within the 3-foot bumper overhang space of parking stalls. Hedges and other landscape elements, including planter boxes over 6 inches in height, are not permitted within the bumper overhang space of the parking stalls. Trees shall be sited so as to evenly distribute shade throughout the parking lot.

3. Parking lots shall be screened from adjoining lots in residential and apartment districts by walls or continuous screening hedges at a minimum of 60 inches high adjacent to the abutting property line.

4. The Maui Redevelopment Agency shall have the authority to waive all or part of the requirements of this section to accommodate site conditions while always prioritizing the pedestrian experience on public streets and rights-of-way.

B. **Parking Structures.** Parking structures with open or partially open perimeter walls which are adjacent to zoning lots with side or rear yard requirements shall meet the following requirements:

1. A 2-foot landscape strip along the abutting property line shall be provided. The landscape strip shall consist of a perimeter hedge at a minimum

of 42 inches in height. A solid wall 42 inches in height may be substituted for this requirement.

2. A minimum 2-inch caliper DBH (measured six inches above the ground) shade tree shall be planted for every 50 linear feet of building length, abutting a required yard.

3. Each parking deck shall incorporate an architectural perimeter wall or planter at least 2 feet in height to screen vehicular lights.

C. Loading Areas. All service areas and loading spaces shall be screened from adjoining lots in residential and apartment districts by a wall 6-feet in height.

30.14.020 Other areas

- A. Trash Enclosures. All outdoor trash storage areas, except those for 1- or 2-family dwelling use, shall be screened on a minimum of 3 sides by a wall or hedge at least 6- feet in height. The wall shall be painted, surfaced or otherwise treated to blend with the development it serves.
- B. Utility Substations. Utility substations, other than individual transformers, shall be enclosed by a solid wall or a fence with a screening hedge a minimum of 5-feet in height, except for necessary openings for access. Transformer vaults for underground utilities and similar uses shall be enclosed by a landscape hedge, except for access openings.

