

COUNTY OF MAUI
DEPARTMENT OF PLANNING
2200 MAIN STREET, SUITE 619
WAILUKU, MAUI, HAWAII 96793
TELEPHONE: (808) 270-8205 FAX: (808) 270-7634

ZERO LOT LINE OVERLAY DISTRICT

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

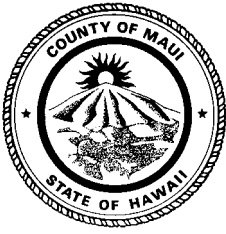
INFORMATIONAL SHEET

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

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

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

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



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APPLICATION TYPE: ZERO LOT LINE OVERLAY DISTRICT

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

PROJECT NAME: _____

PROPOSED DEVELOPMENT: _____

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

PROPERTY ADDRESS: _____

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

ADDRESS: _____

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

OWNER SIGNATURE: _____

APPLICANT: _____

ADDRESS: _____

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

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

APPLICANT SIGNATURE: _____

AGENT NAME: _____

ADDRESS: _____

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

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

EXISTING USE OF PROPERTY: _____

CURRENT STATE LAND USE DISTRICT BOUNDARY DESIGNATION: _____

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

OTHER SPECIAL DESIGNATIONS: _____

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

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

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

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



ZONING AND FLOOD CONFIRMATION FORM

(This section to be completed by the Applicant)

APPLICANT NAME _____ TELEPHONE _____
PROJECT NAME _____ E-MAIL _____
PROPERTY ADDRESS _____ TAX MAP KEY _____

Yes No Will this Zoning & Flood Confirmation Form be used with a Subdivision Application?
IF YES, answer questions A and B below and comply with instructions 2 & 3 below:

A) Yes No Will it be processed under a consistency exemption from [Section 18.04.030\(B\), MCC?](#)
IF YES, which exemption? (No. 1, 2, 3, 4 or 5) _____

B) State the purpose of subdivision and the proposed land uses (ie 1-lot into 2-lots for all land uses allowed by law):

- INSTRUCTIONS:**
- 1) Please use a separate Zoning & Flood Confirmation Form for each Tax Map Key (TMK) number.
 - 2) If this will be used with a subdivision application AND the subject property contains multiple districts/designations of (1) State Land Use Districts, (2) Maui Island Plan Growth Boundaries, (3) Community Plan Designations, or (4) County Zoning Districts; submit a signed and dated Land Use Designations Map, prepared by a licensed surveyor, showing the metes & bounds of the subject parcel and of each district/designation including any subdistricts.
 - 3) If this will be used with a subdivision application AND the subject property contains multiple State Land Use Districts; submit an approved District Boundary Interpretation from the State Land Use Commission.

(This section to be completed by ZAED)

LAND USE DISTRICTS/DESIGNATIONS (LUD) AND OTHER INFORMATION: ¹

STATE DISTRICT: Urban Rural Agriculture Conservation (SMA) Special Management Area

MAUI ISLAND PLAN: Growth Boundary: ² Urban Small Town Rural Planned Growth Area Outside Growth Boundaries

Protected Area: ² Preservation Park Greenbelt Greenway Sensitive Land Outside Protected Areas

COMMUNITY PLAN: ² (PD) Planned Development

COUNTY ZONING: (PH) Project District

OTHER/COMMENTS: See Additional Comments (Pg.2)

FEMA FLOOD INFORMATION: A Flood Development Permit is required if any portion of a parcel is designated V, VE, A, AO, AE, AH, D, or Floodway, and the project is on that portion.

FLOOD HAZARD AREA ZONES ³ & BASE FLOOD ELEVATIONS: See Attached LUD Map

FEMA DESIGNATED FLOODWAY For Flood Zone AO, FLOOD DEPTH: _____

SUBDIVISION LAND USE CONSISTENCY: Not Consistent, (LUDs appear to have NO permitted uses in common).

(Signature) Not Applicable, (Due to processing under consistency exemption No. 1, 2, 3, 4, 5).

Interim Zoning, (The parcel or portion of the parcel that is zoned interim shall not be subdivided).

⁴ Consistent, (LUDs appear to have ALL permitted uses in common).

⁴ Consistent, upon obtaining an SMA, PD, or PH subdivision approval from Planning.

⁴ Consistent, upon recording a permissible uses unilateral agreement processed by Public Works (See Pg.2).

- NOTES:**
- 1 The conditions and/or representations made in the approval of a State District Boundary Amendment, Community Plan Amendment, County Change In Zoning, SMA Permit, Planned Development, Project District and/or a previous subdivision, may affect building permits, subdivisions, and uses on the land.
 - 2 Please review the Maui Island Plan and the Community Plan document for any goals, objectives, policies or actions that may affect this parcel.
 - 3 Flood development permits might be required in zones X and XS for any work done in streams, gulches, low-lying areas, or any type of drainageway; Flood development permits are required for work in all other zones. Subdivisions that include/adjoin streams, gulches, low-lying areas, or any type of drainageway might require the following designations to be shown on the subdivision map: 100-year flood inundation limits; base flood elevations; drainage reserves.
 - 4 Subdivisions will be further reviewed during the subdivision application process to verify consistency, unilateral agreement requirements, and the conditions associated with a unilateral agreement [Section 18.04.030.D, Maui County Code].

REVIEWED & CONFIRMED BY:

(Signature) _____
For: John S Rapacz, Planning Program Administrator, Zoning Administration and Enforcement Division

(Date)