



# MAUI COUNTY ZONING GUIDE

ZONING	MIN. LOT AREA	MIN. LOT WIDTH	BUILDING HEIGHT	FRONT	SETBACK													
					SIDE	REAR												
R-0 Residential	3,000-6,000 sf.	35 ft.	30 ft.	10 ft.	1 Story = 6 ft. 2 Story = 10 ft.													
R-1 Residential	6,000 sf.	60 ft.	2 story & 30 ft.	15 ft.														
R-2 Residential	7,500 sf.	65 ft.	2 story & 30 ft.	15 ft.														
R-3 Residential	10,000 sf.	70 ft.	2 story & 30 ft.	15 ft.														
A-1 Apartment	10,000 sf.	70 ft.	2 story & 30 ft.	1 & 2 Story - 15 ft.	Side: 1 & 2 Story = 10 ft. Rear: 1 & 2 Story = 15 ft.													
A-2 Apartment	10,000 sf.	70 ft.	4 Story	3 & 4 Story - 20 ft.	Side: 3 & 4 Story = 10 ft. Rear: 3 & 4 Story = 15 ft.													
H-1 Hotel	10,000 sf.	70 ft.	2 Story	1/2 the height of the building with Min of 15 ft.		<table border="1"> <thead> <tr> <th>Stories</th> <th>Side Yard</th> </tr> </thead> <tbody> <tr> <td>1 &amp; 2</td> <td>10 ft</td> </tr> <tr> <td>3 &amp; 4</td> <td>15 ft</td> </tr> <tr> <td>5 &amp; 6</td> <td>20 ft</td> </tr> <tr> <td>7 &amp; 8</td> <td>25 ft</td> </tr> <tr> <td>9 to 12</td> <td>30 ft</td> </tr> </tbody> </table>	Stories	Side Yard	1 & 2	10 ft	3 & 4	15 ft	5 & 6	20 ft	7 & 8	25 ft	9 to 12	30 ft
Stories	Side Yard																	
1 & 2	10 ft																	
3 & 4	15 ft																	
5 & 6	20 ft																	
7 & 8	25 ft																	
9 to 12	30 ft																	
H-M Hotel	15,000 sf.	85 ft.	6 Story															
H-2 Hotel	20,000 sf.	100 ft.	12 Story															
B-R Resort Commercial	6,000 sf.	60 ft.	2 story & 35 ft.	15 ft.	Side and rear yards shall not be required with the exception that where the side or rear of a lot in a B-R district abuts a lot in any residential, apartment house or hotel district, the abutting side or rear yard shall be ten feet.													
B-1 Business	6,000 sf.	60 ft.	2 story & 30 ft.	15 ft.	**except that for any two-story building, a side yard of ten feet, and a rear yard of ten feet shall be required.													
B-2 Business	6,000 sf.	60 ft.	6 Story	None except when abutting residential, apartment or hotel district then spacing in accordance with abutting district.														
B-3 Business	6,000 sf.	60 ft.	4 story or 40 ft.															
BCT County Town	6,000 sf.	60 ft.	2 story & 35 ft.															
M-1 Industrial	7,500 sf.	65 ft.	4 story & 48 ft.	None if located w/business (B) or industrial (M) districts, otherwise 10 feet.														
M-2 Industrial	10,000 sf.	75 ft.	6 story	10 ft.	None in B or M. Otherwise 10 ft.	None in B or M. Otherwise 15 ft.												
Agricultural	2.00 Acres	200 ft.	30 ft.	25 ft.	15 ft.	15 ft.												
Rural	.5 Acres	100 ft.	30 ft.	25 ft.	15 ft.	15 ft.												
** Except Rural (RU-1)	.5 Acres	100 ft.	30 ft.	35 ft.	20 ft.	20 ft.												

Information deemed reliable but not guaranteed. \*All shoreline properties are subject to Maui County shoreline setback law & guidelines.





# CHANGES TO ACCESSORY DWELLING

Amendments to Chapter 19.35 of the Maui County Code pursuant to Ordinance No. 4936

These changes apply to any zoning district that allows accessory dwellings in Maui County.

\*\*\*\*Molokai and Lanai will still only allow for one accessory dwelling on a lot that is 7,500 square feet or greater.

The primary changes are that lots under 7,500 square feet are now permitted to have one accessory dwelling, lots that are larger than 7,500 square feet can have two accessory dwellings, and the permissible sizes of accessory dwellings have increased across lot sizes. The following is a table that shows the new size standards. Note that "covered floor area" includes "any covered storage; excludes carports, parking spaces, and garages (including areas therein that contain laundry facilities and utility equipment such as water heaters); and covered walkways or landings up to four-feet wide under eaves or overhangs that are not part of an uncovered open deck, patio, lanai, or similar structure."

Lot Area in Square Feet	Maximum Gross Covered Floor Area in square feet
Up to 7,499	500
7,500 to 9,999	600
10,000 to 21,779	720
21,780 to 43,559	840
43,560 to 87,119	960
87,120 or more	1,200

The new rules also include an increase in the size of off-street parking; an increases to the size of decks, walkways, patios, and lanais; and several other less notable amendments. The amended language also states that "No accessory dwelling shall be used as a bed and breakfast home, short-term rental home, or transient vacation rental."

\*\*\*These rule changes do not apply to agricultural zoning districts. Owner's ability to add an additional ADU may be impacted by state zoning and health regulations, and that individuals should call the planning department for further clarification regarding plans on their specific property prior to taking any action. This is particularly true if the owner is in a rural zoning district.

The following is a link to Ordinance No. 4936 which shows the amended portions of Chapter 19.35 of the MCC: [https://library.municode.com/hi/county\\_of\\_maui/ordinances/code\\_of\\_ordinances?nodetid=930874](https://library.municode.com/hi/county_of_maui/ordinances/code_of_ordinances?nodetid=930874) . Here is a link to the full version of MCC, Chapter 19.35, which has the previous language with links in the portions that have been amended: [https://library.municode.com/hi/county\\_of\\_maui/codes/code\\_of\\_ordinances?nodetid=TIT19ZO\\_ARTIICOZOPR\\_CH19.35ACDW](https://library.municode.com/hi/county_of_maui/codes/code_of_ordinances?nodetid=TIT19ZO_ARTIICOZOPR_CH19.35ACDW) .