

# Pulehunui

## INDUSTRIAL PARK

### COUNTY M-3 RESTRICTED INDUSTRIAL DISTRICT

**Purpose and intent.** Those uses which include the manufacture, processing, storage or treatment of goods from raw materials are permitted in the County M-3 Restricted Industrial District. The district is intended to include manufacturing and nuisance industries. General retail and office uses are specifically excluded from this district. (Ord. No. 3977, § 1, 2012)

**Permitted uses.** Within the County M-3 Restricted Industrial District, no building, structure, or premises shall be used, and no building or structure hereafter erected, structurally altered, replaced, or enlarged except for one or more of the following uses:

#### **Uses:**

Acetylene gas manufacture or bulk storage  
Ammonia, bleaching powder or chlorine manufacture  
Blast furnace or coke oven  
Canneries  
Concrete or cement products manufacture  
Crematories, morgues  
Factories  
Fertilizer manufacture  
Foundries  
Glue manufacture  
Junk establishment used for storing, depositing, keeping junk or similar goods for business purposes  
Lumber yard and wood treatment facilities  
Petroleum or biofuel product manufacturing or wholesale storage of petroleum or biofuels  
Plaining mill  
Railroad repair shops  
Rolling mills  
Saw mill  
Ship works  
Stock yard or feeding pens

Acid manufacture  
Asphalt manufacture of refueling and asphaltic concrete plant  
Boiler and steel works  
Cement, lime, gypsum, or plaster of paris manufacture  
Energy systems, power plants, substations, and utility facilities, major  
Freight classification yard (railroad)  
Heavy equipment storage, servicing, and sales  
Landfill, solid waste processing and disposal  
Machine shops  
Turpentine, lacquer, or varnish manufacture  
Plastic manufacture  
Recycling processing facilities or material recycling and recovery facilities  
Slaughter of animals  
Sugar mills and refineries

Alcohol manufacture  
Automobile wrecking  
Brick, tile or terra cotta manufacture  
Chemical manufacture  
Explosives manufacture or storage  
Fish canneries  
Garbage, offal or dead animals reduction or dumping  
Lime kilns  
Oilcloth or linoleum manufacture  
Petroleum refinery  
Quarry or stone mill  
Rock, sand, gravel, or earth excavation, crushing or distribution  
Soap manufacture  
Tannery or the curing or storage of raw hides  
Telecommunication towers, antenna and equipment  
Utility facilities, major  
Wood treatment plants

In general those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas, noise, vibration and the like, and not allowed in any other district. **Exceptions:** Provided, however, that any use not specified in this section shall not be permitted unless approved by the planning director as conforming to the intent of this title

**Accessory uses and structures.** The following uses and structures, located on the same lot, are deemed accessory, customary, incidental, usual, and necessary to the above permitted uses in the district:

Energy systems, small-scale  
Office space related to the on-site permitted use

Fences, walls, patios, decks, and other landscape features  
Retail, or indoor product display area. (Limited to 20% of gross floor area)

Garages, porte-cochere, mailboxes, ground signs, and trash enclosures  
Security/watchman or custodian outbuildings

Subordinate uses and structures which are determined by the planning director to be clearly incidental and customary to the permitted uses listed herein

**Special uses.** The following uses and structures shall be permitted in the M-3 restricted industrial district provided a County special use permit, pursuant to section 19.510.070, Maui County Code, has first been obtained.

- A. Vent pipes, fans, chimneys, antennae, and equipment on roofs that exceed 199 feet. (Ord. No. 3977, § 2, 2012)

#### **Development standards.**

Minimum lot area: 10,000 square feet  
Minimum yard setback  
Side and rear: 0 or the same as the adjoining zoning category whichever is greater

Minimum lot width: 75 feet  
Front: None  
Free Standing antenna or wind turbine structures height and setback: Maximum height of 199 feet and shall be set back 1 foot for every foot in height from all property lines

Maximum building height: 90 feet  
Accessory structures allowed within setback area: Mailboxes, trash enclosures, boundary wall, and ground signs.

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