

17.03.163 - Greenbank Farm Port Tract (SR-GF) Zone.

The Greenbank Farm Port Tract (SR-GF) Zone ("the Greenbank Farm") is applied to a 151-acre site in Central Whidbey Island that is owned and operated by the Port of Coupeville. The Greenbank Farm is a landmark site on Whidbey Island that continues to act as a vital working farm, scenic recreation site, marketplace for locally produced products and center for community activities while striving to maintain the core commitment of promoting sustainable and renewable agriculture and development practices. The Greenbank Farm is further committed to ongoing efforts to promote economic development and tourism in accordance with an interlocal agreement with Island County dated September 15, 1997. The Greenbank Farm has been designated as a Special Review District in order to provide a predictable and orderly set of regulations that will direct and guide the future use of the property.

The Greenbank Farm contributes to the rich rural and scenic qualities of Central Whidbey Island. The agricultural, pastoral and historical setting provides significant aesthetic, economic and cultural value to the residents of Island County. It is a goal of the Island County Comprehensive Plan to support and promote tourism in Island County as a way of encouraging economic development and business incubator uses. The Port of Coupeville is currently achieving this goal and desires to continue to do so. The goals of the SR-GF Zone are to ensure that the farm can continue to operate in a flexible, economically viable and productive manner while ensuring that the rural, agricultural, historical and scenic qualities are preserved.

This zone allows for development and specific uses that have been approved through the adoption of a master plan. All permitted and conditional uses shall comply with the land use standards of [section 17.03.180](#) unless otherwise directed in this section or the master plan. If there is a conflict between standards of this section or with standards in other sections of this chapter, the master plan shall prevail. For those uses that are not specifically listed as permitted or conditional and are not specifically identified in the master plan, the Planning Director shall have the authority to make Code interpretations pursuant to [section 17.03.190](#). All development shall adhere to the critical area regulations as they are prescribed in chapter [17.02B](#), the land development standards of title 11 and all other applicable regulations. The SR-GF Zone includes four (4) subdesignations; Area 1 is Agriculture, Area 2 is Recreation, Area 3 is Commercial and Area 4 is Environmentally Sensitive.

A. Area 1—Agriculture.

1. **Permitted uses.** These uses, activities and standards have been approved through and are subject to the master plan. These uses are processed as Type I decisions pursuant to [chapter 16.19](#).
 - a. Agriculture, pursuant to agricultural best management practices;
 - b. Agricultural buildings with a footprint that is equal to or less than 1,000 square feet;
 - c. Organic farming, pursuant to Washington State organic crop production standards;
 - d. Grazing;
 - e. Greenhouses;
 - f. Fences;
 - g. Trails; and
 - h. Park-n-ride, provided that the surface shall not be impervious and that the landscaping and screening standards of [chapter 17.03](#) are adhered to.
2. **Conditional uses.** These uses, activities and standards shall be processed as Type II decisions pursuant to [chapter 16.19](#).
 - a. Agricultural buildings with a footprint that is greater than 1,000 square feet and equal to or less than 1,500 square feet.
3. **Prohibited uses.**
 - a. Agricultural buildings with a footprint that is greater than 1,500 square feet;

- b. Cumulative building footprint of all agricultural buildings combined that exceed 3,000 square feet;
- c. Residential structures;
- d. Commercial structures;
- e. Uses permitted in Area 2 and Area 3, except for fences, trails, and a park-n-ride, which are permitted;
- f. Surface mining;
- g. Septic drainfields; and
- h. Camping.

B. Area 2—Recreation.

1. **Permitted uses.** These uses, activities and standards have been approved through and are subject to the master plan. These uses are processed as Type I decisions pursuant to [chapter 16.19](#).
 - a. Benches and other similar resting areas and view spots;
 - b. Trails;
 - c. Picnic areas, including up to two (2) gazebos and similar shelter areas that do not exceed 200 square feet each;
 - d. View spots, interpretive areas and unmanned information kiosks;
 - e. Passive recreational activities;
 - f. Fences; and
 - g. Temporary uses that are incidental to a primary temporary use permitted under Area 3. Temporary uses do not include structures rather they are uses and activities that support a use that is allowed in Area 3.
2. **Prohibited uses.**
 - a. Structures other than fences, gazebos or benches that are not directly related and incidental to the use of this area as open space. Structures that serve a commercial function shall not qualify as directly related and incidental to the use of this area as open space;
 - b. Camping;
 - c. Temporary tents, booths, etc.;
 - d. Use of motor vehicles other than farm or maintenance equipment;
 - e. Agriculture, including livestock; and
 - f. Uses permitted in Area 1 and Area 3 other than fences, gazebos and benches.

C. Area 3—Commercial.

1. **Permitted uses.** These uses, activities and standards have been approved through and are subject to the master plan. These uses are processed as Type I decisions pursuant to [chapter 16.19](#).
 - a. New structures that are used for uses that are listed as permitted or conditional under this section provided that individual structures are limited to 5,000 square feet of building footprint;
 - b. Additions to existing structures or replacement of existing structures provided that they do not exceed a ten-percent expansion over the building footprint as it exists on the effective date of this chapter and for which this provision may only be applied one (1) time for each structure for the life of the structure; provided, that the ten-percent limitation shall not apply to access ramps and other related improvements required to satisfy minimum ADA requirements;
 - c. Camping for overnight festival use but only for use by sponsors/vendors of the festival and not for use by attendees or members of the general public;
 - d. Classrooms;
 - e. Meeting halls provided that meeting halls shall not exceed a maximum capacity of 250 people and the aggregate of all meeting halls shall not exceed 500 people;

- f. Fuel storage;
 - g. Tourist information center;
 - h. Hostel, not to exceed capacity for ten (10) individuals;
 - i. Arts centers, including indoor/outdoor performing arts center;
 - j. Retail and wholesale stores;
 - k. Residential not to exceed two (2) dwelling units;
 - l. Marketplace for local goods, e.g. farmer's market, flea markets, however, they shall not be subject to the farm produce stands and seasonal farmer's markets of section 17.03.180.H.;
 - m. Food and/or beverage retail services;
 - n. Commercial kitchen;
 - o. Community events, indoor concerts, weddings, arts and craft shows, receptions for up to 400 people;
 - p. Up to six (6) festivals or outdoor concerts per year that are in excess of 400 attendees but that do not exceed four (4) days in duration and 4,000 people per day;
 - q. School, subject to the school standards of chapter 17.03;
 - r. Park-n-ride, provided that the surface shall not be impervious and that the landscaping and screening standards of chapter 17.03 are adhered to; and
 - s. Administrative offices for businesses operating at the Greenbank Farm, for the Port of Coupeville and for other non-profit and public organizations.
- 2. Conditional uses.** These uses shall be processed as Type II decisions pursuant to [chapter 16.19](#).
- a. Any use that is not specifically listed as permitted or prohibited.
- 3. Prohibited uses.**
- a. New structures with a building footprint that is greater than 5,000 square feet;
 - b. Cumulative building footprint of new structures that exceed 10,000 square feet; and
 - c. Expansions of existing structures beyond ten (10) percent of the gross floor area of the structure as it existed on the effective date of this chapter.

D. Area 4—Environmentally sensitive.

- 1. Permitted uses.** These uses, activities and standards have been approved through and are subject to the master plan. These uses are processed as Type I decisions pursuant to [chapter 16.19](#), however, additional permit requirements may be necessary pursuant to the critical areas regulations set forth in chapter [17.02B](#). Prior to conducting any activity or establishing any use in this area, the provisions of chapter [17.02B](#), shall be satisfied and adhered to.
- a. Low impact trails and recreational uses;
 - b. Birding platforms; and
 - c. Interpretive areas.
- 2. Prohibited uses.**
- a. Any structure, uses or activity that does not meet the standards of chapter 17.02B, the critical areas regulations;
 - b. Agriculture is prohibited within a regulated critical area or its buffer; and
 - c. Camping.

E. Annual review amendments. Any amendment to the master plan, the comprehensive plan or to this chapter shall be processed as an annual review amendment pursuant to [chapter 16.26](#).

F. Setbacks and heights.

- 1. Setbacks from designated critical areas shall comply with buffer and setback provisions of chapter [17.02B](#).
- 2. Setbacks from property lines for all new structures shall be a minimum of fifty (50) feet.

3. Setbacks from property lines for all existing structures shall either be a minimum of fifty (50) feet or if an existing structure is already located within the setback of fifty (50) feet the degree of nonconformity shall not be increased.
4. Setbacks for all new structures or additions to existing structures, excluding signs and fences, shall be a minimum of 300 feet from the edge of the right-of-way of State Highway 525 and fifty (50) feet from the edge of the right-of-way of any other public roads.
5. No new agricultural, commercial or residential building or additions to existing structures shall exceed thirty-five (35) feet in height, provided that the variance process set forth in this chapter shall be applicable to this site.

G. Development standards.

1. The SR-GF Zone is not subject to the parking requirements of section 17.03.180.Q. Parking requirements are set forth as indicated on the site plan in the master plan and shall be separated as follows:
 - a. Temporary and overflow parking and shall only be used to accommodate parking requirements associated with festivals and events that are permitted under subsection C. of this chapter; and
 - b. Permanent parking which shall be used to support all other permitted and conditional uses.
2. The SR-GF Zone is not subject to the site coverage requirements of section 17.03.180.S. Site coverage ratios shall be as follows:
 - a. Maximum impervious surface—Ten (10) percent within the commercial area (subsection C. of this chapter);
 - b. Minimum open space—The Special Review District has limited development potential to the commercial area which accounts for approximately seventeen (17) percent of the site. Therefore, approximately eighty-three (83) percent of the Special Review District is devoted primarily to recreational activities, agricultural activities or in a state of environmental preservation;
 - c. Maximum building coverage—Based on the amount of square footage allowed in Area 1, Area 2, Area 3 and Area 4.
3. Development in the SR-GF Zone shall comply with the general standards for nonresidential use of section 17.03.180.A., except that subsections G.1. and 2. shall not apply.
4. Signage standards shall be the same as those set forth in the following subsections of section 17.03.180.R.:
 - a. Subsections 2.a. through 2.d.;
 - b. Subsections 2.g.(ii) through 2.g.(v); and
 - c. Subsections 3, 4 and 6.
5. Lighting shall comply with the standards set forth in section 17.03.180.R.
6. Building design shall comply with the following standards set forth in section 17.03.180.P.:
 - a. Subsection 1.;
 - b. Subsection 3.a.; and
 - c. Subsections 3.b.(i) through 3.b.(iv).

(Ord. C-91-02 [PLG-014-02], December 16, 2002, vol. 46, p. 408; amended by Ord. C-123-13, December 23, 2013, vol. 2013, p. 230)
([Ord. No. C-75-14](#) [PLG-006-14], Exh. E, 9-22-2014; [Ord. No. C-86-17](#) [PLG-009-17], Exh. A, 8-15-2017)