

Article VI. PUBLIC FACILITIES ZONING DISTRICT (PF)

Sec. 21-77. Purpose and Applicability.

- A. Purpose.** The Public Facilities (PF) Zoning District is intended to provide area for buildings and facilities that are owned and operated by Federal, State, or local governments and public utilities, which are used to provide governmental or public services. This zone also provides for school sites, public parks, recreational facilities, natural areas, trails, wetlands, and similar types of open space owned and managed by a local government.
- B. Applicability.** The PF Zoning District is identified on the Town of Sullivan’s Island Official Zoning Map. The properties identified within the PF Zone shall comply with the provisions of this chapter.

Sec. 21-78. Permitted and Conditional Uses.

- A. Permitted Uses.** The land uses listed in Table 1.1 are permitted or conditionally allowed in the PF Zoning District, subject to the provisions of this code.
- B. Conditional Uses.** The land uses listed in Table 1.1 are conditionally allowed in the PF Zoning District by way of Town Council and administrative staff approval.
- C. Existing Uses.** Uses and structures lawfully established under previously effective land use regulations may continue within the Public Facilities Zone subject to the requirements of Article XVI. Nonconformities. If a property zoned PF District (Public Facility) is sold to a private individual or individuals, such property shall be rezoned to a classification that is compatible with the surrounding area.

Key to Permitted and Conditional Uses

P = Permitted use in the district

C = Conditional use in the district

Table 1.1 Permitted and Conditional Uses

Land Use	
Publicly owned and operated facilities such as Town Hall, fire station, police department, administrative buildings, libraries, museums, storage buildings, public safety training facilities, utility facilities and any other similar structures and uses necessary for normal public facility operation.	P
Public parks, playgrounds and similar public recreation facilities.	P
Facilities owned and operated by state or federal governmental agencies.	P
Community or civic events and services such as public service organizations, music or theater performances, holiday events, farmers markets and any similar events. Such government approved events may be for fundraising or not-for-profit provided said event is reviewed and approved by the Sullivan’s Island Town Council.	C

Sec. 21-79. Development Standards.

Development standards provide building separation for fire protection/security, building maintenance, sunlight and air circulation, noise buffering, and visual separation.

Table 1.2 Development Standards

Standard	Dimensional Requirements
Lot Area	No requirement
Lot Width	No requirement
Lot Depth	No requirement
Front Yard Setback	None, except when abutting to a residential zone (RS District), then the front yard setback to a building or parking area shall be the required setback of the abutting Residential Zone.

Standard	Dimensional Requirements
Side and Rear Yard Setback	None, except when abutting a residential zone (RS District), then the side or rear setback to a building or parking area shall be the required setback of the abutting Residential Zone.
Building Height	As approved by Town Council (or other governing authority).
Maximum Impervious Coverage, Principal Building Square Footage and Principal Building Coverage	As approved by Town Council (or other governing authority).

A. Other Applicable Requirements.

Town administrative staff shall review all development to ensure compliance with applicable building codes, ADA regulations, fire codes and requirements of the Town’s Code of Ordinances.

Sec. 21-80. Reserved.

Sec. 21-81. Reserved.

Sec. 21-82. Reserved.

Sec. 21-83. Reserved.