



BUILDING	TOTAL BUILDING AREA	OFFICE AREA	WAREHOUSING AREA	REQUIRED OFFICE AREA STANDARD PARKING	REQUIRED WAREHOUSE AREA STANDARD PARKING	TOTAL REQUIRED STANDARD PARKING	PROVIDED STANDARD PARKING	PROVIDED LOADING	PROVIDED TRAILER PARKING
A	113400	5670	107730	19	22	41	80	24	41
B	234360	11340	223020	38	45	83	189	36	48
C	156000	11340	144600	38	29	67	132	31	49
D	222200	11340	210860	38	43	81	142	38	16

Land Use and Zoning Table		
Existing Zone:	(RAC)	
Existing Use:	Agricultural and Residential	
Proposed Zone:	Limited Industrial (LI) & (RAC)	
Proposed Use:	4 Single Load Warehouses & Nature Trail/Park	
Description	LI Zone Requirements	Proposed
Max. Height of Structures	75' *	<75'
Max. FAR	0.5 SF/net developable area	0.151
Min. Front Yard Setback	100' (industrial) 35' (office)	≥175.00'
Min. Side Yard Setback	20'	≥94.20'
Min. Rear Yard Setback	20'	≥262.5'
Max. Lot Coverage	60%	25%
Min. Open Space Ratio (OSR)	25%	75%
Min. Visual ROW Buffer	50'	≥105.00'
Min. Front Yard Setback	50'	≥105.00'
Min. Side Yard Setback	10'	≥40.28'
Min. Rear Yard Setback	10'	≥262.5'

§4-11005.A. MAXIMUM HEIGHT OF STRUCTURES IN THE LI DISTRICT: SEVENTY-FIVE (75) FEET.

1.A. THE SIDE AND REAR YARD SETBACKS FOR ANY STRUCTURE IN EXCESS OF THIRTY-FIVE (35) FEET IN HEIGHT SHALL BE INCREASED ONE (1) FOOT FOR EACH ADDITIONAL FOOT OF STRUCTURE HEIGHT OVER THIRTY-FIVE (35) FEET.

1.B. WHERE STRUCTURES EXCEED THE THIRTY-FIVE-FOOT HEIGHT REQUIREMENT A BUILDING SEPARATION OF THIRTY (30) FEET SHALL BE REQUIRED.

**NOTE:**  
THE PROPOSED RPA IMPACTS SHOWN ON THE EXHIBITS ARE CONCEPTUAL IN NATURE AND ARE NOT APPROVED AS PART OF THE REZONING OR COMPREHENSIVE PLAN AMENDMENT; FINAL IMPACTS SHALL BE APPROVED BY THE APPLICABLE GOVERNING BODY

- HOLLOWELL SITE WETLAND DELINEATION: 3/16/23
- HOLLOWELL SITE ACE CONFIRMATION: IN REVIEW BY ACOE/VADEQ
- IDA SITE WETLAND DELINEATION: 11/22/22
- IDA SITE ACE CONFIRMATION: 12/5/22

This conceptual design and dimensional information is based upon a preliminary review of entitlement requirements and on unverified and possibly incomplete site and/or building information. It is intended merely to assist in exploring how the project might be developed.



ONE FOUR TWO  
DESIGN GROUP

TMG

TIDEWATER LOGISTICS CENTER  
CONCEPTUAL PLAN

ISLE OF WIGHT COUNTY, VA  
01/10/2025

ARCO  
DESIGN/BUILD