

Height Restriction Approval Principles

In 2014, ECOA approved a revision to the deed restrictions limiting building heights to two stories, consistent with existing R-1 Virgin Island Zoning Code that was in place as of January 31, 2014. This deed restriction was put in place based on concerns that VI zoning laws could change in ways inconsistent with the interests of ECOA members or that VI zoning laws might not be enforced, again to the detriment of ECOA members.

The primary intent of this deed restriction is to ensure that structures of excessive height are not built which would materially diminish the view of any other ECOA property or structure.

One of the factors which makes ECOA properties so unique and valuable are the extraordinarily beautiful views from each property. This deed restriction will ensure that those views are protected for all owners in perpetuity.

All structures in place and completed as of January 31, 2014 will be considered in compliance with this specific deed restriction and no changes or alterations to existing structures will be required even if that structure is not in compliance with VI zoning code in place as of that date. Further, if renovations or rebuilding are to be made to these non-conforming structures, these homes can keep their existing number of stories unless the new designs would result in a material negative impact to any other ECOA property's view.

The process by which an applicant would obtain approval for building heights are the same as for any other construction that requires a building permit. (See Guidelines for Review by the Building and Premises Committee).

In general, if a proposed structure complies with the VI R-1 zoning code in effect as of January 31, 2014, it will likely comply with ECOA deed restrictions. There is no intent to change R-1 zoning code; rather, it is to ensure it is adhered to and done in such a way as to not materially diminish another property's view.