

Seaview Building Regulations and Architectural Review Standards

- The intention, as written in the original Seaview Covenants for the development of Seaview, is to “create a quaint seaside community... similar to those like Cape Cod, Nantucket, Yorktown, Annapolis and Williamsburg.” The means to accomplish this goal is the establishment of the Architectural Review Committee (ARC).
- The goal of the ARC is to ensure basic harmony of architecture and high residential design aesthetics. Each proposed structure should be compatible with existing construction and not detract from the overall attractiveness of the community. Compatibility is defined as similarity in architectural massing and style, quality of workmanship, similar use of materials, color and construction details.

- Application for the ARC must show the building footprint to scale on a map of the lot. All easement and setback lines must be indicated on this map. The minimum front yard setback is 35’ or the building line, whichever is greater. The rear and side setback is 15’. All Accomack County Zoning Ordinances shall apply.
- The primary dwelling must be the first structure on the lot.
- Application for customary outbuildings such as barns, sheds, pools or single guest cottage may be added after the completion of the primary dwelling.
- The purpose of the structure is a single-family residential unit. No commercial use other than artist, writer, stock trader or other business that is nondisruptive in nature, including nondisruptive in traffic flow or parking, is allowed.
- Family occupying the dwelling and maintaining a single household shall mean:
 1. A single person
 2. One, two or more persons related by blood, marriage or adoption
 3. Not more than three unrelated persons living together
- The square footage of the primary dwelling shall be 1800 square feet of heated living area for one story and 2200 square feet for 1 ½ to 3 stories. The maximum height from ground level is 35 feet.
- All dwellings shall be constructed on a basement, foundation or crawl space with a brick, stone, drivit (stucco) or cedar face skirting.
- All dwellings must be constructed at least 24” above the finished grade (ground level).
- A dwelling may be on pilings no higher than eleven feet. All pilings must be totally concealed (enclosed) and include break-out walls. The installation must meet all Virginia construction requirements and Accomack County building standards.
- No cinder block, concrete block or asbestos siding exteriors are permitted.

- The exterior of the dwelling shall be wood shingles or clapboard, brick, stone, fiber-cement shingles or clapboard (such as James Hardie) or quality vinyl shingles (such as Cedar Impressions). ARC shall determine if newer siding products are acceptable.
- No log cabins, log homes, metal sheds, metal structures, trailers, double-wides, manufactured homes shall be permitted.
- No aluminum or plastic siding is permitted.
- Custom off-site built (Modular Homes) are permitted if all ARC standards are met.
- The roof pitch must be no less than 6-12.
- Heat pumps, AC units, Propane tanks and other such items shall be placed in the rear of the dwelling and shielded from view by plantings or a fence.
- All oil and fuel tanks must be buried.
- No barrels or storage tanks of any nature are permitted.
- All utility lines shall be underground.
- Fences shall be no higher than 48" in accord with BOCA code. Tubular Aluminum or high-quality Vinyl fences are permitted if approved by the ARC.
- No lot shall be used as a dump.
- The construction site must be kept in a clean and orderly manner.
- A portable toilet facility must be provided on the construction site.
- No noxious or offensive activity, no burning barrels nor burning of any kind is allowed.
- No ATVs, hovercraft, off-road motorcycles or airboats shall be operated anywhere on the property.
- Boats & their trailers may be stored behind or to the side of the primary dwelling.
- No trailer (not related to a specific, permissible boat), commercial vehicle, bus, auto (not registered or used on a regular basis) shall be parked on any lot or driveway so as to be visible from the street.
- No temporary structure, tent, trailer, shack or barn is permitted.
- Outside laundry lines are not permitted.
- Items such as basketball hoops, playground equipment or swing sets shall be behind the primary dwelling and shielded from view.
- Private docks are permitted on waterfront lots. When crossing wetlands, the docks shall be raised 1 foot in height for every foot in width of the dock. No dock shall be constructed of steel, vinyl or wood treated with creosote or tar.
- Any dwelling or structure on any lot which may be destroyed in whole or part by fire, windstorm, or for any other cause or Act of God, shall be rebuilt and all debris removed. The lot shall be restored to a slightly condition within reasonable promptness, no longer than 60 days after the date of damage or 60 days after the insurance claim has been settled.
- Any tree greater than 8" in width (DBH) and outside the building envelope needs written approval from the Board of Directors for removal. (Lots 70-76 are excluded from this.)

- All building remodeling, wall, fence or any other structure needs written approval from the ARC.
- It is the responsibility of the lot owner to secure all proper building permits.
- Refusal to grant approval may be based on any grounds, including purely aesthetic grounds.
- Written approval or rejection must be given in 30 days from the application. If there is no notice in writing after 30 days, approval is not required provided that no Covenants are violated.
- Lot 18 is owned by the Association and is excluded from any Covenants or restrictions.