

Architecture Definitions and Guidelines For All Buildings/Structures On Grandview Lake

See Additional notes on Page 7

Primary Dwelling Definition	Approval	Location	Size	Bathroom	Bedroom	Kitchen
<p>Any structure or portion thereof designed for or used for residential purposes as a self-sufficient, individual unit by a single family, and having permanently installed sleeping, cooking, and sanitary facilities.</p> <p>*The term "single family" includes the title Owners(s), the Owner's spouse or significant other, children, and temporary visitors and guests (including live-in caretakers), and does not include the representatives, employees, agents or guests of a corporation, partnership, or other entity who owns any lot.</p>	<p>All dwellings must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance RS-1. General housing plans and a bill of materials shall be submitted by the lot owner and shall have a written approval of the Grandview Lot Owners Association, Inc. ("GLOA"), or its nominee before construction of any dwelling or outbuilding shall commence.</p>	<p>*Must adhere to the setbacks as defined in the covenants in each of the subdivisions of Grandview Lake.</p>	<p>Ground floor area of the main structure, exclusive of one story, open porches and garages, shall be not less than nine hundred (900) square feet for a one story dwelling and not less than seven hundred fifty (750) square feet for a dwelling of more than one story and have a construction cost of not less than Ten Thousand (\$10,000.00) dollars</p>	<p>Minimum of 1</p>	<p>Minimum of 1</p>	<p>Minimum of 1</p>
<p>Sewage shall be disposed of by connecting building waste lines to the GLOA sewer system. Connection of waste lines shall be done in conformance with Indiana State Board of Health standards and the standards of all other Governmental agencies having jurisdiction thereof.</p>		<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.</p>				
<p>All dwellings or buildings erected on any of said lots shall be of a neat and attractive design and good workmanship conforming in essential details to approved general house plans</p>						

<p>A lot may have a small storage shed if there is no dwelling for storage only. The storage shed may be hooked up to electrical service, but cannot have any sewer or water service. No portable toilets may be used in the storage shed. There cannot be any other buildings on a lot without a dwelling including other accessory structures, accessory dwellings, overwater/lakefront structures, except docks and portable boat lifts (ie shore stations)</p>	<p>All storage sheds must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance</p>	<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots, and adhere to the side setbacks in the covenants of each addition (as defined in the Addition Section of this guideline).</p>	<p>The maximum square footage shall be no more than 120 square feet. There shall be no awnings, decks, overhangs (except for soffits)</p>	<p>None</p>	<p>None</p>	<p>None</p>
<p>Accessory Dwelling Definition</p>	<p>Approval</p>	<p>Location</p>	<p>Size</p>	<p>Bathroom</p>	<p>Bedroom</p>	<p>Kitchen</p>
<p>Accessory building constructed to be used primarily for storage, workshops, and other storage, and secondarily could be used as accessory to the primary dwelling on the property (otherwise known as "mother-in-law quarters" or "granny suites"). Guest Buildings are not allowed in RS1 zoning There must be a dwelling before constructing an Accessory Dwelling</p>	<p>All accessory dwellings must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance</p>	<p>Attached to, and designed and constructed as part of the primary residence or located above a detached garage or workshop</p>	<p>The total area of any accessory dwelling shall not exceed 500 square feet of finished area or any amount equal to 65% of the primary residence, whichever is less.</p>	<p>1 bathroom is permitted which could include one shower, toilet, and sink.</p>	<p>1 bedroom is permitted</p>	<p>No kitchens are allowed in any accessory dwelling as of December 7, 2015. A sink, small refrigerator, not to exceed 18 cubic feet, and microwave is allowed. (no stove or oven)</p>
<p>A maximum of 1 accessory dwelling may be permitted on each property</p>		<p>*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake</p>				
<p>No additional driveway to accessory dwelling is required</p>						
<p>Must be served by our wastewater treatment plant</p>						

<p>As defined in Covenant #2 - Accessory Dwellings are to be used by titled owner/owners, the owner's spouse or significant other, children, grandchildren, grandparents, and temporary guests (including live-in caretakers) and does not include the representatives, employees, agents, or guests of a corporation, partnership, or other entity who owns a lot.</p>	<p>Rental of Accessory Dwellings is not allowed</p>	<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.</p>				
<p>Accessory Structures Definition</p>	<p>Approval</p>	<p>Location</p>	<p>Size</p>	<p>Bathroom</p>	<p>Bedroom</p>	<p>Kitchen</p>
<p>Structure which could include attached and detached decks, recreational greenhouses, detached garages and carports, mini-barns, sheds, gazebos, swimming pools, hot tubs, and other similar structures. There must be a dwelling before constructing an Accessory Structure (except as noted under the "dwelling" definition #4)</p>	<p>All accessory structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance</p>	<p>*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake</p>	<p>The total lot coverage of accessory structures shall not exceed an amount equal to that of the ground floor area of the primary structure on that property.</p>	<p>Not Allowed</p>	<p>Not Allowed</p>	<p>Not Allowed</p>
<p>Cannot be used as a dwelling</p>	<p>Rental of Accessory Structures is not allowed</p>		<p>Height of 25 feet or the primary whichever is less</p>			
<p>Accessory structures are any structures located inside of the owner's property boundaries, but back from the lake 40 feet (the lakefront and overwater structure requirements encompass any structure within 40 feet of the water)</p>		<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.</p>	<p>Maximum of 5 total accessory structures and a maximum of 2 of any one type of accessory structure (mini-barn, garage, etc.)</p>			

Lakefront Structure Definition	Approval	Location	Size	Bathroom	Bedroom	Kitchen
<p>A roofed one story building that is located wholly within the Lakefront area on land (portion of the lot that is within 40 feet of the natural shoreline - a 40 foot border along the shore). The location of overwater structure is determined at the natural shoreline which could be a wall, stone, or riprap. For guidance on the location of the natural shoreline, refer to the GIS maps of Grandview Lake on the Bartholomew County Website - https://bartholomew.in.elevatemaps.io/</p> <p>There must be a dwelling before building a lakefront structure</p>	<p>All Lakefront structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance</p>	<p>*Must adhere to the setbacks as defined in each of the subdivisions of Grandview Lake.</p>	<p>Shall not contain more than one enclosed story, and shall not exceed 400 square feet including roof overhang and not exceed 15 feet in height from the highest natural elevation. Decking is allowed around and in front of structure, with temporary awnings or umbrellas as long as it does not block the adjacent neighbor's views.</p>	<p>1 bathroom is permitted which could include a toilet, small shower, and sink.</p>	<p>Not Allowed</p>	<p>No kitchens are allowed in any lakefront structure as of December 7, 2015. A sink, small refrigerator, not to exceed 18 cubic feet, and microwave is allowed. (No stove or oven)</p>
<p>Cannot be used as a dwelling</p>	<p>Rental of Lakefront Structure is not allowed</p>	<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.</p>				
<p>Must be served by our wastewater treatment plant</p>						
Overwater Structure Definition	Approval	Location	Size	Bathroom	Bedroom	Kitchen
<p>Overwater single story structure designed to contain up to 2 motorized boat berths not to exceed a total of 900 square feet. The overwater single story structure designed to contain 1 motorized boat cannot exceed a horizontal roof area of 600 square feet.</p> <p>There must be a dwelling before constructing an Overwater structure</p>	<p>All Overwater structures must be approved by GLOA Architecture Committee and comply with the requirements of the Bartholomew County Zoning Ordinance</p>	<p>Shall be placed in a location that minimizes obstruction of view of the water from adjoining lots.</p>	<p>Shall not contain more than one story. An open deck with railing is allowed on top of structure as long as it meets the height limitation.</p>	<p>Not Allowed</p>	<p>Not Allowed</p>	<p>Not Allowed</p>

<p>Cannot be used as a dwelling</p>	<p>Rental of Overwater Structure is not allowed</p>	<p>Overwater docks and boat slips should have a 5 foot side setback from lot line</p>	<p>Shall not exceed 15 feet in height from lake pool level to top rail or roof peak.</p>			
<p>Cannot have side walls or any other type of covering that could obstruct views (including temporary garage door like coverings, blinds, or curtains.) Structural support poles, posts or columns cannot exceed 80" in diameter or width.</p>			<p>Within the 900 sq.ft. roofed area 2 full size personal watercrafts can be stored as long as long as the roofed area not over these boat berths does not exceed 600 sq.ft.in total</p>			
<p>Cannot have plumbing, or any human waste system container</p>			<p>If roof is less than 900 sq.ft., 2 motorized boats don't have to be under roof, however, the roofed area strictly for entertainment usage i.e. not covering a boat berth(s) shall not exceed a maximum of 600 ft.</p>			
<p>Side setback for docks should leave enough room for boats/boat slips so that there is still a 5 foot setback on the water after installing boat slip or parking boat.</p>			<p>May not exceed 40 feet in width for 2 motorized boats and 20 feet in width for one motorized boat or and may not extend more than 40 feet beyond the shoreline</p>			

*Addition	Road Setback for Dwelling, Accessory Dwelling, or *Accessory Structure	Side Setback for Dwelling, Accessory Dwelling, or *Accessory Structure	Dwelling, Accessory Dwelling, or Accessory Structure Setback from the Lake Shore	Minimum Width of Lot for Dwelling or Accessory Dwelling or *Accessory Structure		
Town of Grandview	40 feet from centerline of road	12 feet	None	75 feet		
First Addition	40 feet from centerline of road	12 feet	None	75 feet		
Second Addition	40 feet from centerline of road	12 feet	None	65 feet		
Third Addition	40 feet from centerline of road	12 feet	None	65 feet		
Fourth Addition	40 feet from centerline of road	12 feet	None	65 feet		
Fifth Addition	40 feet from centerline of road	12 feet	None	65 feet		
Sixth Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 6th Addition Covenants	12 feet	50 feet	None		
Seventh Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 7th Addition Covenants	12 feet	50 feet	None		
Eighth Addition	*30 feet from road right-of-way, as shown on the plat, and defined in #5 of the 8th Addition Covenants	10 feet	50 feet	None		
Strahl Addition	40 feet from centerline of road	12 feet	None	65 Feet		
All Additions		must have a 5 foot setback on each side of lot for Lake Front and Overwater Structures as required by the Bartholomew County Building and Zoning				

***Accessory Structure - as defined in Accessory Structure Definition and more than 40 feet from shoreline**

This document is intended to be used as a quick guide; for additional details and limitations refer to the Policies and Procedures tab on GLOA website Grandviewlake.org and the Bartholomew County Building Code at:

