



Gilchrist County Building Department

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Minimum Home Size Requirements for One- & Two-Family Dwellings

(Created June 2017/Updated April 2019)

Gilchrist County does not have a minimum size requirement for one- & two-family dwellings. However, the county does enforce the Florida Building Code, which has several minimum requirements. These requirements provide specifications for the internal floor area of dwellings and rooms as follows:

1. Habitable rooms, except kitchens, must have a floor area of not less than 70 square feet. (FBC-Residential R301.1 Minimum area.) Habitable rooms, except kitchens, must not be less than 7 feet in any horizontal dimension (FBC-Residential R304.2 Minimum dimension).
 - A habitable room is defined as all rooms used for living, dining, sleeping and cooking purposes (FBC)Residential R202 Definitions).
 - Bathrooms, closet, halls, and utility spaces are not considered habitable rooms (FBC-Residential R202 Definitions).
2. All residential units shall provide at least one bathroom, located with maximum possible privacy (FBC-Residential R320.1.1).
 - Bathroom is defined as: A group of fixtures consisting of a water closet, lavatory, and bathtub or shower (FBC-Residential R202 Definitions). Each dwelling must have a minimum of one of each:
 - Water Closet
 - Lavatory
 - Bathtub
 - Kitchen Sink
 - Automatic clothes washer connection (FBC-Building-Plumbing [P] Table 2902.1)
3. Portions of a room with a sloping ceiling measuring less than 5 feet or a furred ceiling measuring less than 7 feet from the finished floor to the finished ceiling are not to be considered a contributing to the minimum required habitable area for that room (FBC-Residential R304.3 Height effect on room area).

Please note that there may be covenants or deed restrictions that have minimum size regulations. These would be privately enforced by the parties who are subject to them. It is suggested that a visit be made to the offices of the Clerk of Circuit Court, or contact a title lawyer, to investigate covenants or deed restrictions.