



Charlotte County Government

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Guidance Document Minimum Home Size Requirements in Charlotte County Florida Residential Code Sixth Edition (2017)

The "Florida Building Code-Residential" has several minimum requirements that apply to residences. Residential space standards provide specifications for the internal floor area of dwellings and rooms as follows:

1. Every dwelling must have at least one habitable room that has a minimum 70 square feet, except kitchens. (FBC-Residential R304.1 Minimum area.).
2. A habitable room is defined as all rooms used for living, dining, sleeping and cooking purposes.
3. Bathrooms, closets, halls, and utility spaces are not considered habitable rooms (FBC-Building 202 Definitions.).
4. All dwelling units shall provide at least one water closet, lavatory and bathtub or shower. FBC-R 306.1.
5. Each dwelling unit shall be provided with a kitchen area and every kitchen area shall be provided with a sink. FBC-R 306.2
6. Plumbing fixtures shall be connected to a sanitary sewer or an approved private sewage disposal system. FBC-R 306.3
7. Plumbing fixtures shall be connected to an approved water supply. Kitchen sinks, lavatories, bathtubs, showers bidets, laundry tubs and washing machine outlets shall be provided with hot and cold water. FBC-R 306.4.
8. All new dwellings shall provide at least one bathroom, located with maximum possible privacy. FBC-R320.1.1
9. Bathroom: Group of fixtures consisting of a water closet, lavatory and bathtub or shower. FBC-R-Definitions
10. Habitable rooms cannot have any one wall less than 7 feet in any horizontal dimension, ceiling height not less than 7 feet. (FBC- R304.3).

Please also note that there may be covenants or deed restrictions that require a larger size home. These would be privately enforced by the parties who are subject to them. Visit the offices of the Clerk of Circuit Court, or contact a title lawyer, to investigate covenants or deed restrictions.

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