



WHAT IS LIMITED STORAGE?

Section 9.5-317(b)(1)d. of the Monroe County Floodplain Management Ordinance states the following:

THE SPACE BELOW THE LOWEST FLOOR OF AN ELEVATED STRUCTURE SHALL BE USED EXCLUSIVELY FOR PARKING OF VEHICLES, ELEVATORS, LIMITED STORAGE OR BUILDING ACCESS PURPOSES. FOR THE PURPOSE OF THIS DIVISION LIMITED STORAGE MEANS STORAGE OF LAWN MOWERS, RAKES, WHEELBARROWS AND SIMILAR EQUIPMENT. LIMITED STORAGE DOES NOT APPLY TO HOUSEHOLD ITEMS SUCH AS FURNITURE.

Materials, items, chattel inventory, stock, merchandise, wares, goods, personal property, furniture, household furnishings, freezers, refrigerators, washers, dryers, countertops, tools and anything that cannot withstand exposure to the elements and do not have low flood damage potential are not considered limited storage and should not be stored in enclosures below base flood elevation.

Below base flood elevation limited storage enclosures should be considered bonus space with minimum access to store items that otherwise would be stored outside the building or in a shed.

As a rule of thumb here is a way to think of what “LIMITED STORAGE” is: If you can throw something into the salt water and leave it there for 24 to 48 hours, pull it out, hose it off and it is as good afterward as it was before then it is limited storage. The exception to this is lawnmowers, they will be ruined but they are still considered “LIMITED STORAGE”