



# WHAT IS HABITABLE SPACE?

**Section 9.5-317(7)** of the Monroe County Floodplain Management Ordinance states the following:

NO ENCLOSURE BELOW THE BASE FLOOD ELEVATION SHALL BE CONSTRUCTED OR EQUIPPED FOR SUCH USES AS KITCHEN, DINING ROOM, FAMILY ROOM, RECREATION ROOM, BEDROOM, BATHROOM OR WORKSHOP.

For Floodplain Management purposes habitable space is referred to as the lowest floor. **Section 9.5-4(L-11)** of the Monroe County Code and the Federal Emergency Management Agency's (FEMA) definition of lowest floor pursuant to **44 CFR 59.1**, Definitions is:

THE LOWEST FLOOR OF THE LOWEST ENCLOSED AREA (INCLUDING A BASEMENT). AN UNFINISHED OR FLOOD RESISTANT ENCLOSURE, USABLE SOLEY FOR PARKING OF VEHICLES, BUILDING ACCESS OR STORAGE IN AN AREA OTHER THAN A BASEMENT AREA IS NOT CONSIDERED THE LOWEST FLOOR; *PROVIDED*, THAT SUCH ENCLOSURE IS NOT BUILT SO AS TO RENDER THE STRUCTURE IN VIOLATION OF THE APPLICABLE NON-ELEVATION DESIGN REQUIREMENTS OF §60.3

**Section 9.5-4(H-1)** of the Monroe County Code defines habitable floor as:

ANY FLOOR AREA EQUIPPED FOR USES INCLUDING BUT NOT LIMITED TO KITCHEN, DINING, LIVING, FAMILY OR RECREATION ROOM, LAUNDRY, BEDROOM, BATHROOM OFFICE, WORKSHOP, PROFESSIONAL STUDIO OR COMMERCIAL OCCUPANCY.