



Community  
Development



**[Kitsap.gov/DCD](https://www.kitsap.gov/DCD)**  
**(360) 337-5777**

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# Is My Lot Buildable?

The Kitsap County Department of Community Development (DCD) can issue a building permit if **the lot satisfies the following parameters:**

- The lot was legally created and complied with zoning requirements
- The lot complies with maximum lot size requirements
- The proposed building complies with zoning requirements
- The project request meets Kitsap Public Health District requirements for water and sewage disposal, and
- The proposed building complies with any critical area/shoreline buffers and construction setbacks

## Verify legal lot determination

- If a lot was created by a Plat, Short Plat, Large Lot, Binding Site Plan, the lot is a legal lot
- If the lot was created in a manner not listed above or you are unsure how the lot was created, DCD offers a fee-based lot determination service in our [Permit Application Portal](#)
- For fee information, see [DCD Permit Fee Information](#)
- For more information about Legal Lot Determination, please see [Kitsap County Code 16.62](#)

## Comply with zoning requirements

Zoning designates and regulates land development for allowable uses in that zoning classification.

- The proposed use must be allowed within the zone that the lot resides. See [Kitsap County Code \(KCC\) Title 17 Zoning Use Table](#).
- The structure must also comply with the following zoning, shoreline, and critical area setbacks, height limitations, impervious surface limitations, etc.  
Please see [KCC Title 17 Zoning Density, Dimensions, and Design specifics](#).

To find the zoning designation of the lot, please visit [Kitsap County Parcel Search](#) and click *Help* in the upper right-hand corner.

## Comply with requirements for water, onsite septic or sewage disposal

- Hire a qualified septic designer
- Have an idea of what you will want to build on the lot and take the proposal to [Kitsap Public Health District](#)

## Comply with critical areas

For information on critical areas and shoreline buffers see the [Critical Areas Ordinance](#) and [Shoreline Master Program](#) which provide the standards. We suggest you consult with DCD directly to assist in planning the buffers and setbacks in critical areas, to ensure compliance.