

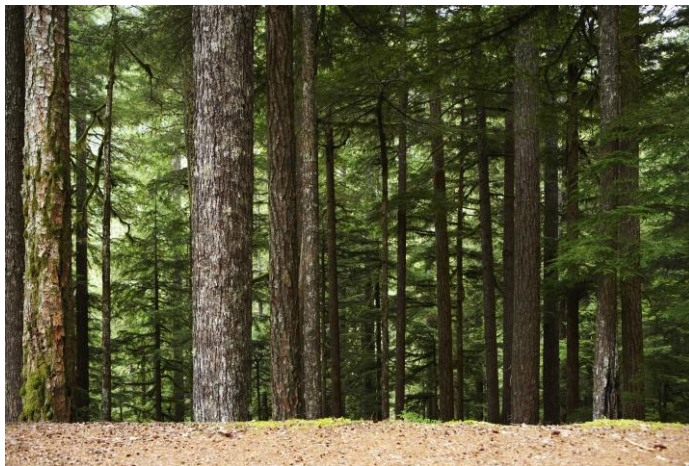


BROCHURE #102 **Is A Lot Buildable?**



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

- The lot was legally created
- The lot complied with zoning requirements when it was legally created
- 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



What are zoning requirements, and will the proposed building comply?

- To find the zoning designation of the lot, please visit [Kitsap County Parcel Search](#). Put in the parcel # or site address in the search tab. Once you get to the general information of the parcel, click the *details* tab on the top and select *Land & Location* from the drop-down menu. The property zoning will be listed there.
- Zoning designates and regulates the development of land for allowable uses in that zoning classification.
- Proposed use of the lot 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 zoning, shoreline and critical area setbacks, height limitations, impervious surface limitations, etc. Please see [KCC Title 17 Zoning Density, Dimensions and Design specifics](#).

Does a project meet Health District 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 - (360) 337-5235
345 6th Street, Suite 300
Bremerton, WA 98337-1866

How do I know if a lot was legally created?

- If a lot was created by a Plat, Short Plat, Large Lot, Binding Site Plan, the lot is a legal lot.
- If you are unsure how the lot was created, DCD offers a fee-based lot determination service. Please see the [Legal Lot Determination Application](#)
- For fee information, see [DCD Permit Fee Information](#).

How do I comply with critical areas, shoreline buffers and construction setbacks?

- For information on critical areas, shoreline buffers and setbacks see [KCC](#) chapters [19.200](#), [19.300](#), & [22.400](#) which provide the standards. We suggest you consult with DCD directly to assist in planning the buffers and setbacks in critical areas, in order to ensure compliance.