

INDIVIDUAL WELL MINIMUM SETBACK REQUIREMENTS

UPDATED 4/8/04

Setback Required From:	Standard setback (ft)	Setback with mitigation (ft)
On-site Sewage Drainfield	100	Ecology Waiver ¹
Septic Tank & other containment vessels (e.g. sand filters & aerobic units)	100	50 (double seal ²) Ecology Waiver(<50')
Sewer Transport Line (gravity and pressure)	100	50 (double seal ²) Ecology Waiver ³
House foundation (no sewer lines within 50 feet)	10	5 -- provided can still access for maintenance
Garage & Out Buildings		
concrete floor	10	
no floor	50	25 (double seal)
Roads		
Driveways (serving 1 or 2 residences)	N/A	
Access Roads (serving 3+ residences)	50	25 (double seal)
County Roads	100	50 (double seal)
Barns & Animal Holding Pens	100	Ecology Waiver
Landfills	1000	Ecology Waiver
Fuel Tanks		
Above Ground	100	N/A provided containment is installed
Underground	100	
Propane Tanks	N/A	
Property Lines	100	50 – w/local waiver ⁴
Property Lines for Small Lot Well Fields		25 (within existing neighboring well radius) ⁵
Storage of Toxic or Hazardous Chemicals	100	Ecology Waiver

¹A variance to site a well closer than 100 feet to a drainfield & closer than 50 feet to sewer lines, septic tanks & other containment vessels is granted through the Department of Ecology.

²"Double seal" means increasing the depth of the sealing material to at least twice the minimum depth.

³A variance to site transport lines closer than 50 feet to an existing well is granted through the San Juan County Health Officer.

⁴A variance to site a well closer than 100 feet to the property line must be granted by San Juan County unless restrictive covenants are obtained from the neighboring property owner.

⁵Must notify neighbor prior to drilling and establish a joint well protection area with a recorded covenant.