

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 | 25 (double seal) |
| no floor | 50 | |
| 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.