



**Land Use Office,**  
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## Setback or Separation Distance Table

### ON-SITE WASTEWATER TREATMENT SYSTEMS (OWTS – previously known as ISDS or SEPTIC SYSTEM)

#### Septic Tank, Higher Level Treatment Unit, Dosing Tank, Vault

- 50’ tank to Lakes, Water Course, Irrigation Ditches, Streams, Wetlands, Springs, Wells, and Suction Lines
- 25’ tank to Potable Water Supply Cistern
- 10’ tank to Potable Water Supply Line
- 10’ tank to Property Lines, Lined Irrigation Ditch, Subsurface drains, Intermittent Irrigation Lateral, Drywell, or Storm Water Infiltration Structure, Dry Gulch, Cut Bank, Fill Area (from crest)
- 5’ tank to any Dwelling/occupied building

#### Soil Treatment Area (STA), Soil Treatment Bed, Unlined Sand Filter, Sub-surface Disbursal System, Seepage Pit

- 100’ Lakes, Water Course, Irrigation Ditches, Streams or Wetlands, Springs, Wells, or Suction Line.
- 25’ Potable Water Supply line, Potable Water Supply Cistern, Dry Gulch, Cut Bank, Fill Area (from crest)
- 25’ Subsurface Drain, Intermittent Irrigation Lateral, Drywell, or Storm Water Infiltration Structure
- 20’ Dwelling/occupied building
- 10’ Property lines, Piped or lined Irrigation Ditch
- 5’ to Septic Tank

*See CDPHE – Regulation Table 7-1 for Minimum Horizontal Distances in feet between components of an On-site Wastewater Treatment System installed after November 15, 1973 and water physical and health impact features.*



### **CONSTRUCTION SETBACKS:**

Any building/structure that is 120’ square feet & larger must comply per zone district regulations.

Agricultural Zone District:	Front – 40’	Side – 40’	Rear – 40’	
Rural Zone District:	Front – 40’	Side – 40’	Rear – 40’	
Residential District:	Front – 25’	Side – 8’	Rear – 25’	Road/Street Corner – 25’
Community Town Site District	Front – 25’	Side – 8’	Rear – 25’	Road/Street Corner – 25’
Commercial District	Front – 25’	Side – 10’	Rear – 20’	Road/Street Corner – 25’
Industrial District	Front – 50’	Side – 10’	Rear – 20’	

- ★The front of a property is where the property is accessed from a public road.
- ★Measurements are taken from property lines. Know your property lines. Fences may not be a property line.
- ★A corner lot is determined as the sides abutting the road/street.

**PUBLIC UTILITY SETBACKS:** You MAY be subject to public utility setbacks such as electricity, propane/natural gas cable and telephone lines. Contact your individual vendor for more information.

**SPECIAL USES:** Some Special Uses MAY be subject to larger setback requirement. For Example: Mining uses must be setback 100’ from adjacent properties, irrigation ditches, and Road Right-of-Way and 1000’ from Conservation, Federal and State areas. Cell Towers have required setbacks. See CCLU Code Article 5.