



**Baltimore County**  
**Department of Environmental Protection and Sustainability**  
 Ground Water Management Section  
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## Setbacks for Septic Systems and Sewage Disposal Areas

Feature	Minimum Separation Distance	Code Reference	Comments
Drinking Water Wells (Confined Aquifers)	50 ft.	COMAR 26.04.02.04 K	
Drinking Water Wells (Unconfined aquifers)	100 ft.	COMAR 26.04.02.04 K	OSDS must be > 200' if upgradient from a well
Streams/Springs/Surface Water Bodies	100 ft.	COMAR 26.04.02.04 K	
Steep Slopes (>25%)	25 ft.	COMAR 26.04.02.04 K	
Swales/drainage gullies	25 ft.	COMAR 26.04.02.04 K	
Flood Plain Soils	25 ft.	COMAR 26.04.02.04 K	
Rock Outcrops	25 ft.	COMAR 26.04.02.04 K	
Geothermal Wells	50 ft.	COMAR 26.04.04.04B(4)	
Abandoned and Sealed Wells	50 ft.	COBAR 01.03.01.05 A	25 ft. if sealed with bentonite
Property Line	10 ft.	COBAR 01.03.01.05 A	
Building Foundation	20 ft.	COBAR 01.03.01.05 A	10' for Sheds with no foundation
Structural SWM Device	50 ft.	COBAR 01.03.01.05 A	
Water Lines	50 ft.	COBAR 01.02.01.03 F	Sleeved water lines can be as close as 10' to septic components but must be outside the SRA
Pools (water's edge)	20 ft.	GWM Policy	10' for pool decking and patios
Tennis Courts	10 ft.	GWM Policy	
Decks	10 ft.	GWM Policy	
Retaining Walls	10 ft.	GWM Policy	
Propane Tanks	10 ft.	GWM Policy	
Buried Fuel Oil or Gas Tank	10 ft.	GWM Policy	

SWM = Stormwater Management



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## Setbacks for Drinking Water Wells

Feature	Minimum Separation Distance	Code Reference	Comments
Property Line	10 ft.	COMAR 26.04.04.04 B	
Right-of-Way	15 ft.	COMAR 26.04.04.04 B	
Building Foundation	30 ft.	COMAR 26.04.04.04 B	
Sources of Contamination (Unconfined Aquifers)	100 ft.	COMAR 26.04.04.04 B	Includes Septic Tanks, Drainfields, and USTs
Sources of Contamination (Confined Aquifers)	50 ft.	COMAR 26.04.04.04 B	Includes Septic Tanks, Drainfields, and USTs
Sewer Force Main	50 ft.	COMAR 26.04.04.04 B	10' if sleeved, encased, or constructed HDPE welded pipe within 50'
Non-Infiltrative Structural SWM Device	50 ft.	<i>COBAR 01.03.02.03 A</i>	
Drinking Water Wells on Adjacent Properties	100 ft.	<i>COBAR 01.03.02.03 A</i>	
Infiltrative Structural SWM Device	100 ft.	<i>COBAR 01.03.02.03 A</i>	
SWM ESD Practices	20-25 ft.	GWM Policy	Depends on Practice
Pool (water's edge)	20 ft.	GWM Policy	10' from a water line
Tennis Courts	10 ft.	GWM Policy	
Decks	10 ft.	GWM Policy	
Sheds/ Garages	10 ft.	GWM Policy	
Retaining Walls	10 ft.	GWM Policy	
Propane Tanks	10 ft.	GWM Policy	
Buried Fuel Oil or Gas Tank	10 ft.	GWM Policy	

SWM = Stormwater Management; ESD = Environmental Site Design