

Everything you need to know about EASEMENTS

The code further describes a structure as follows:

STRUCTURE: Anything constructed or erected, the use of which requires a fixed location on the ground or an attachment to something having a fixed location on the ground, including buildings, billboards, carports, porches, signs, retaining walls, and other building features, but not including sidewalks, drives, fences and patios.

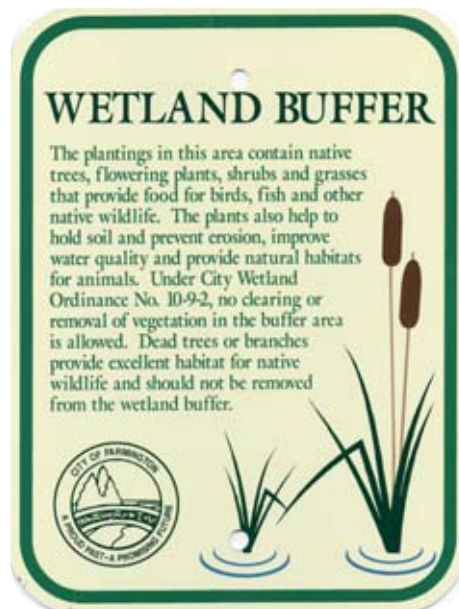
How do I know where easements are located on my property?

When you purchase a home, the builder or previous owner needs to provide a lot survey at closing showing where the property corners and easements are. If you can't find this survey, the City usually has a copy of it on file at City Hall.



Examples of prohibited structures and items that may negatively impact an easement:

- Trees
- Shrubs
- Landscape boulders
- Sheds/play houses
- Dog houses
- Retaining walls
- Wood chips/mulch
- Pools
- Decks/porches



Signs like the one above delineate the edge of wetland buffer areas. Maintenance beyond this edge such as mowing or gardening is prohibited. Fire pits are not allowed in buffer areas because a 10-foot clear zone is required around the fire pit, and the clearing of vegetation in the buffer is not allowed.

Wetland buffers also have easements prohibiting alteration

Wetland buffers have additional restrictions beyond those already described for drainage and utility easements. City code prohibits alteration of wetlands and wetland buffers which is described as follows:

WETLAND ALTERATION:

Human induced actions that adversely impact the existing condition of a wetland or wetland buffer area, including grading, filling, dredging, dumping; cutting, pruning, topping, and clearing, native vegetation; and discharging pollutants (except storm water). Alteration does not include walking, passive recreation, fishing, farming, planting that enhances native vegetation, or other similar activities allowed under the Minnesota wetland conservation act.

If you have questions regarding easements or their use, please contact the City of Farmington Engineering Department at 651-280-6840.