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Easement Restrictions

This handout is provided to assist property owners in the process of planning any home improvements involving easements. There are a variety of drainage and utility easements that exist. Some have restrictions and others are less restrictive. Some may have ponds, wetlands or utilities in them. Others may be designated as "Vehicle Maintenance Access" easements. Others may just be standard 5-foot side yard easements.

It is your responsibility to check to see if your proposed improvement(s) will be allowed to encroach into the applicable easement(s). Before any work takes place, it's important to contact Gopher State One Call at 651-454-0002 about underground utilities. If you have any questions related to what is allowed in the easement, please contact City Hall.

FENCES:

Are not allowed in easements with drainage ponds, wetlands, public utilities or those that are needed for access. For lots 2.5 acres or greater, encroachment into these areas may be allowed. For further fence regulations, see the "[Fence and Retaining Wall Rules and Specifications](#)" handout and City Code 12-7 (Fences and Walls). This can be found on the City's website.

RETAINING WALLS, PERMANENT PLAYSETS OR OTHER PERMANENT STRUCTURES:

Are not allowed in easements. Exceptions exist under some circumstances. See City Code 12-7 (Fences and Walls) and 12-6 (Accessory Buildings and Temporary Structures) for more information.

IRRIGATION AND PORTABLE PLAYSETS:

Allowed in easements, although the City is not responsible for damage if maintenance of any utilities is required.

TREES AND LANDSCAPING:

Are not allowed in easements with utilities or those that are needed for access. Otherwise, allowed as long as the volume of material, which may displace water, remains constant to avoid potential flooding problems. A permit from the local Watershed may be required under some circumstances.