

Code Enforcement (Zoning)

- **Where do I find zone designations and what they mean?**
You can find information related to zone designations in the [Comprehensive Zoning Code](#) .
- **What businesses are allowed in a single-family residential neighborhood (R-1 zone)?**
Home businesses or "home occupations" are allowed, but are limited to telephone or mailing services or low-key businesses. Manufacturing, which includes baking, small machine repair, and automotive work, are not allowed. For more information, contact Zoning at **505-924-3850**.
- **Are there any rules that govern landscaping in a single-family neighborhood?**
Single-family homes built after October, 1995 must meet water conservation standards which limit the amount and type of plants and grass used. The City's anti-pollen ordinance, enforced by the Environmental Health Department, controls the types of trees which can be planted after 1992.
- **What can I do if my neighbor's tree is impinging on my property?** Trees that drop leaves or otherwise encroach on a neighbor's property are a civil matter and must be dealt with by property owners. Trees blown down by the wind and lying on the ground are considered litter. Property owners will be notified to remove them from their property.



Dead trees still standing (vertical) are not considered litter.





City street trees are considered the responsibility of the business closest to the tree. If a street tree has fallen, it is the business owner's responsibility to have it removed.

- **Is there a limit to how many garage sales my neighbor can hold?**
Each home in an R-1 area may have a garage sale or yard sale once every twelve (12) months. The sale may not exceed three (3) days in length and only normally accumulated household goods may be sold.
- **How can you find out the zoning of a particular property and what the property can be used for?**
Call City Zoning at **505-924-3850** with the specific property address or legal description or visit City Zoning at 600 Second Street NW, 5th floor.
- **Can a recreational vehicle be parked on private property in an R-1 zone?**
Recreational vehicles, boats and boat trailers may be parked inside or outside in the side yard or rear yard, provided that no part of the unit extends over a public sidewalk. The unit can only be used for dwelling purposes for a maximum of 14 days. Cooking is not permitted and there can be no permanent connection of water, sewer, or electricity. Call Code Enforcement at **505-924-3850 for more information.**
- **Can a car repair business be conducted at a home in a residential neighborhood?**
The Zoning Code does not allow auto repair done as a business to take place in residential zones.
- **Can day care be conducted in a residential neighborhood?**
A family day care home, with only members of the residing family providing care for no more than 6 children (limit not including provider's children over 6) may exist if the activity is licensed by the State as a family day care home. If over 6 but not more than 12 children are cared for, the facility requires that a conditional use be obtained from the City.
- **Can a group home be located in an R-1 zone?**
A Community Residential Program (not a Community Residential Corrections Program or a Community Residential Program for substance abusers) with up to ten (10) client residents can be located in an R-1 zone provided that the standards of Section 14-16-3-12 of the Zoning Code are met.