

## Development Review Services

- **Can you tell me on which Zone Atlas page my property is located? Can you tell me if my property is located within the city limits?**  
Yes. This information is available on the city's [GIS website](#).
- **Can you tell me what the zoning is for my property?**  
We can tell you how the zoning of a piece of property is reflected on the Zone Map. For verification of zoning, you need to contact Zoning Code Services at **505-924-3850**.
- **What process do I follow for a zone change, site plan approval, landscaping plan, sector development plan amendment, conditional use, etc.?**  
The Comprehensive Zone Code and the Development Process Manual contain information related to these questions. For specific inquiries or explanations of the process, call the Planning front counter at **505-924-3895** or Planning reception at **505-924-3860**.
- **I live in a poorly maintained apartment/house. What can I do?**  
Make contact with the Housing Code Enforcement at 311 (Citizen Contact Center) and report the problem to us.
- **How do I know whether or not I can file a claim against my landlord?**  
To receive advice on your legal rights regarding your landlord, call the Landlord Tenant hot line at **505-998-4529**.
- **Can I purchase a posted/condemned property from the City of Albuquerque?**  
No, the City of Albuquerque does not take title to the property. The owner, bank, or realtor would be a first contact for these inquiries. Ownership can be found by contacting the [Bernalillo County Assessor](#) at **505-222-3700**.
- **Can the City put a lien on my property?**  
Code Enforcement Liens - The Code Enforcement Division occasionally creates and files liens on properties when they have been found to be in violation of the Anti-Weed and Litter Ordinance or the Uniform Housing Code Ordinance. In both cases, property owners are notified that their property is in violation and are given time to resolve the violation(s). If the violation(s) are not corrected in the time given, a work order is created to have the work completed and a lien a filed against the property for the work performed. All liens are filed with the County Clerk's office and can be reached at (505) 468-1294 or visit the [Bernalillo County Clerk's website](#).
- **Did I call the correct number for Weed and Litter?**  
Please call 311.
- **Can I file a complaint and remain anonymous?**  
Yes, call 311.
- **Who inspects commercial properties?**  
Call Building and Safety at **505-924-3319**.
- **Who is responsible for treating roaches? Landlord or Tenant?**  
Review your lease agreement, but ultimately the owner of the property is the responsible party.
- **Is there a Tenant/Landlord Hot Line?**  
Landlord/Tenant Hotline, 664 Alta Vista Street, Santa Fe, NM 87505 **505-983-8447**. Law Access New Mexico - Albuquerque: **505-998-4529** Statewide: **1-800-340-9771**.

- **What is the number to Legal Aide?**  
505-243-7871.
- **What do I do when my water heater has been Red Tagged?**  
Call Plumbing & Mechanical at 505-924-3310 or Housing Code at 505-924-3450.
- **What are the height requirements for fences?**  
Call Zoning at 505-924-3850.
- **I need to report my neighbor for building without a permit. How do I report that?**  
Call Building Safety at 505-924-3368.
- **How do I report Section 8 housing program abuse?**  
Call Albuquerque Housing Authority at 505-764-4900.

**Although there are several zoning regulations, the following represent those residential regulations most often of concern.**

○ **ADDITIONS TO EXISTING BUILDINGS**

All additions to existing buildings must be approved by the Zoning Enforcement office prior to construction. Generally, the building addition is subject to the same use and set-back restrictions as the existing structure.

▪ **CARPORTS**

A carport may be erected permissively provided that it complies with the same setback standards as those that apply to the dwelling on the lot. If the carport cannot be erected in compliance with the required setbacks, a conditional use may be obtained, allowing the carport in the side or front setback, but no closer than three feet to the side line. The carport may never be enclosed.

▪ **FENCES AND WALLS**

Fences and walls may not exceed three feet in height in the front yard and may not exceed eight feet in height in the side and rear yards. Fence and wall height is measured from lowest grade on either side. All fences and walls require permits.

▪ **GARAGE SALES**

Garage or yard sales are allowed once every twelve months at a given residential location. The sale may not exceed three days in length and only normally accumulated household goods may be sold. Advertising signs may not be placed on medians or other city property.

▪ **HOME OCCUPATIONS**

Certain businesses may be run from the home as permissive uses. Generally the business must be of a phone and mail operation or a low-key service business. No home business may sell, display or manufacture from the residence.

▪ **SIGNS**

All signs need to be reviewed for permitting. The copy on a permitted sign may be changed without review. All signs including bandit and garage sale signs are prohibited on the public right of way including medians, sidewalks, and area between the sidewalk and curb, street trees, light and utility poles.

- **RESIDENTIAL PARKING**  
All motor vehicles parked in a residential zone shall only be parked on the improved parking and maneuvering area in the front yard setback.
- **INOPERATIVE VEHICLES (JUNK CARS)**  
All motor vehicles parked in a residential zone must be operative unless such vehicles are parked inside a building, including a carport. Vehicles covered by tarps or stored in the rear yard must still be in operating condition. Major automotive repair, even of personal vehicles may not be conducted outdoors.
- **MANUFACTURED HOMES**  
Manufactured homes with a minimum size of 24 feet by 36 feet and meeting the HUD standards for construction are treated as any site-built house. A manufactured home, when placed on a permanent foundation as prescribed by the manufacturer or state statute, is allowed in any residential zone.
- **RECREATIONAL VEHICLES AND BOATS**  
Recreational vehicles and boats that are parked in the front yard area must be parked no closer than 11 feet from the face of the curb and must be perpendicular to the street.
- **RESTRICTIVE COVENANTS**  
Only regulations specifically found in the Zoning Code are enforced by the Zoning Enforcement office. Restrictive covenants are not considered in assessing zoning requirements; however, restrictive covenants may be more restrictive than zoning regulations and enforced through civil action.
- **SEMI-TRUCKS & OTHER COMMERCIAL VEHICLES**  
Only those vehicles whose use is incidental to a residential activity are allowed on a residential property. A non-commercial vehicle has a gross vehicle weight rating of not more than 10,000 pounds and can be legally parked in a standard 8.5 by 20 feet parking space.
- **SWIMMING POOLS**  
Swimming pools must be constructed so that the waters edge is no closer than five feet to any building or lot line. Pools must be enclosed with a wall or fence six feet high.
- **TREES, SHRUBS & OTHER LANDSCAPING**  
Landscaping in a single-family residential zone must comply with the Water Waste and Water Conservation Landscape Ordinance.
- **WEEDS & LITTER**  
Any growth of weeds to a height greater than four inches, or any accumulation of weeds, is prohibited on occupied and unoccupied land within the city. This includes the area located between the property line and the middle of the alley adjacent to the property, and the area located between the property line and the curb, the area of any curbs or sidewalks located adjacent to the property, and the area located ten feet outside the property line where there is no curb.
- **Where do I get information about the Comprehensive Plan? Where do I get information on Sector Plans?**

The Comprehensive Plan and most Sector Development Plans are available on the [Planning Department's Publications website](#). Call **505-924-3860** for further information.

- **A Reminder for Neighborhood Associations**

It is a good policy to let your City Councilor know about your meetings. Send meeting notices or call, giving them advance notice, especially if you plan to invite them to participate.

- **Annual Reports** for the month of January are due to the Office of Community and Neighborhood Coordination by April 1, February reports are due by May 1, March is due by June 1, etc. Just a reminder – we will need the original Annual Report and a copy of the announcement of your Annual Meeting before your Annual Report will be approved for the year. Call 924-3906 if you have any questions.

- **Please Let Us Know If Your Neighborhood's Contacts Have Changed**

If you have any questions or changes, please contact Dalaina at **505-924-3914** or [dlcarmona@cabq.gov](mailto:dlcarmona@cabq.gov).