

# **Code Enforcement - Frequently Asked Questions**

### How do I report a potential violation?

• If you suspect there is a code violation, you may contact The Planning and Environmental Resources Staff and report a potential violation. A case will be opened and appropriately investigated. If a violation is found to exist, the property owner will be contacted and instructed to comply with code requirements.

#### Who turned me in?

• The source of a complaint must remain confidential because it may result in a criminal citation. We also want the general public to feel comfortable reporting a potential violation, without fear of retaliation.

# Why are you picking on me? I have lived in Mesquite for many years. I do a lot for the community.

Municipal codes are written for everyone to follow, and not to judge ones character. The
codes equally apply to everyone. We always appreciate anyone who is out to better the
community, but length of residence, financial hardship or performing good deeds for
the City does not excuse anyone from code requirements. To be effective, codes must be
equally and fairly enforced for all properties, residents and business owners.

# The violation existed before I bought the property. Why am I responsible for clearing the violation?

• Violations run with the property, not with the person who created the violation. If you purchased a property that has violations, you are responsible for abating the problem.

#### How much time do I have to clear the violations?

 The Planning and Environmental Resources Staff will work with you to establish a time frame for compliance that meets the requirements of the code. Depending on the nature of the violation, property owners typically have 10-30 days to comply.

### Can I operate a business out of my home?

Some businesses may be home-based with a Home Occupation Permit while others are
not allowed in a residential zone. Contact the Planning and Environmental Resources
Department to obtain more information prior to commencing the operation of your
home-based business. In addition, all businesses require a City of Mesquite Business
License.

## I have a few weeds on my property. Why did I receive a Courtesy Notice?

- Weeds create a safety and fire hazard. In addition, weeds harbor unwanted pests.
- Weeds on developed property cannot be in excess of 4 inches.
- Weeds on undeveloped property cannot be in excess of 12 inches.

### I live in a single-family residence, does it require landscaping?

• Yes, front yards require landscaping extending across the full width of the lot and along the front property line.

### What is an inoperable vehicle?

- A vehicle is considered inoperable, junked or abandoned, whenever one or more of the following characteristics exists:
- It is not currently registered.
- It is wrecked.
- It is partially dismantled or missing an engine, transmission or other major and visible parts.
- It is incapable of functioning as a vehicle in its present state.
- It has one or more flat tires or shows other signs that it cannot be driven under its own power.
- It is used to store auto parts, blankets, yard tools or other items.
- Vegetation or debris is collected underneath.

## Can I keep an inoperable vehicle on my property?

• Inoperable or unregistered vehicles may be kept inside of an enclosed area out of public view.

### I am selling an inoperable vehicle, can I keep it on my property?

• It does not matter if you're selling the car or not. Vehicles for sale are not exempt.

# My vehicle is a classic/antique. Can't I keep it on my property, even though it is not operable?

• Everyone's interpretation of classic or antique is different. Age, collectability, rarity or perceived sentimental value does not exempt an inoperable vehicle from the regulations. Classic or antique vehicles are still required to be operable & have current registration.

# My cousin is out of town and he will be back in a month or two, can I keep his inoperable vehicle here until he returns?

• Residential properties are not intended to be long-term vehicle storage or parking areas. Inoperable vehicles left behind by out of town owners are not exempt from regulations.

# My vehicle is registered, but I was still asked to get rid of it. Why?

• Lack of registration is one criteria used to determine if a vehicle is "inoperable". A vehicle may be registered, but if it is dismantled, on blocks, ramps or sitting on a flat tire it is still considered inoperable.

### I am repairing vehicles at my house, why can't I do that?

• City zoning regulations do not permit vehicle repair businesses in residential neighborhoods. You can repair your own vehicle, if it is currently registered and operable, or if it is a project/classic care and shows consistent progress towards full repair and drivability.

### I want to get rid of an inoperable vehicle. What can I do?

• If a vehicle has value from its parts, contact a licensed private motor vehicle wrecking facility. Some commercial wrecking facilities will buy vehicles that have marketable parts. If the vehicle's value is low, they may haul it away free in exchange for its parts.

### There is a vehicle on my property and it is not mine? What can I do?

 As a property owner, you are responsible for the condition of your property. You have the right to call a towing company and ask for a "removal tow", to pull a vehicle that you do not own off your property. Any cost for a "removal tow" is done at the vehicle owner's expense.

## Can I store some of my belongings in my front yard?

• Open storage is prohibited in front yards or porches of a residential property.

# Can I have a yard/garage sale?

• Yes, each residence is limited to 4 garage sales per calendar year and each lasting no more than two consecutive days.

# Can I have a yard/garage sale sign?

• Yes, they may be displayed for 48 hours in a seven day period and they cannot exceed 4 square feet in area. Signs cannot be placed on City property, street lights, utility poles and medians. Signs placed on private property require permission of the property owner.

### Can I use an A-frame sign to advertise?

• A-frame signs for any purpose are not permitted in the city.

# I am selling my house, can I put up a "For Sale by Owner" sign?

• Yes, it must be placed on the property and cannot exceed 4 square feet in area.

# There is a dumpster near my home. Can I dump my garbage in it?

• It is unlawful for any person to throw, or cause to be thrown or deposited any garbage, rubbish or debris in the garbage receptacle of another property owner.