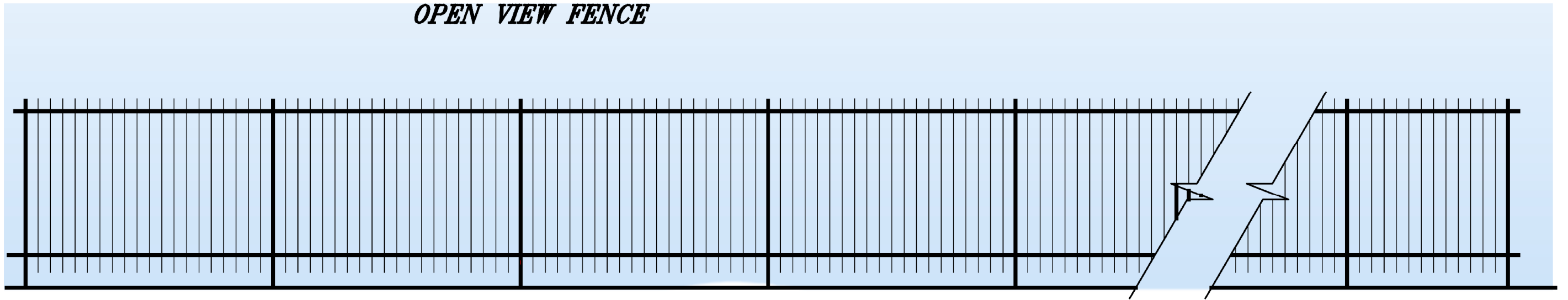


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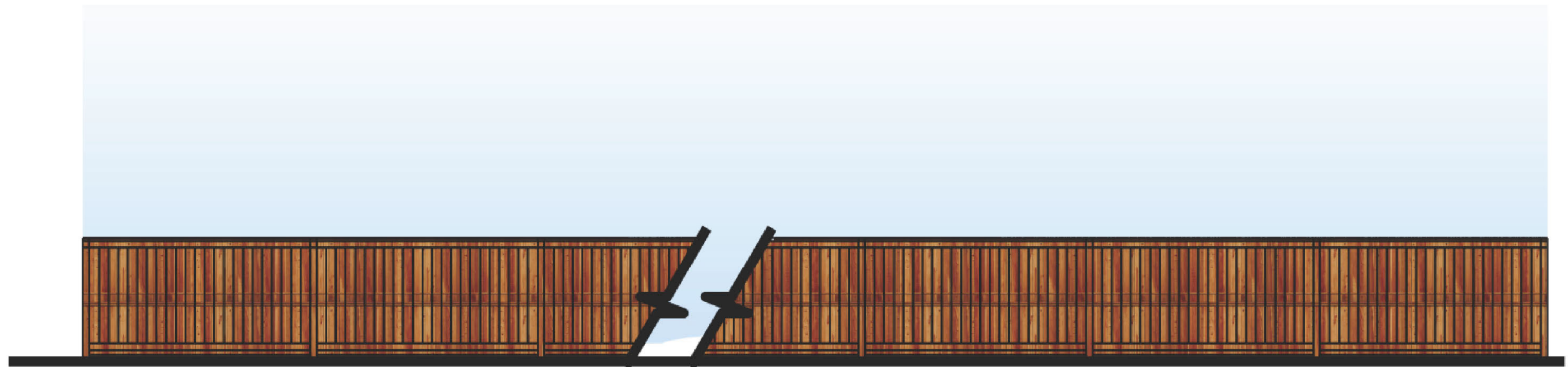
OPEN VIEW FENCE



OPEN VIEW FENCE. (TUBE STEEL).

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WOOD FENCE



WOOD PRIVACY FENCE

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1. Locations of Neighborhood Fences Adjacent to Roadway Landscape Areas
Neighborhood fences or wall shall not be constructed in any street right-of-way. Solid walls designed to complement the Community Wall program of the area are required, especially where residential side yard and rear yard conditions occur adjacent to a roadway landscape area.
2. Open View (Neighborhood) Fence
Where interior lot view opportunities exist without a privacy conflict, an open view fence or wall may be appropriate. Such a view fence shall be compatible with the architectural setting (see **Figure C-3-8 – Open View Fence**).
3. (Neighborhood) Wood Fencing
Wood fencing is permitted within the individual neighborhood provided the fencing is not readily visible from the community collector streets, except as located behind the front yard (see **Figure C-3-9 – Wood Fence**).

3. Wall and Fence Description

a. Residential Height

The following wall heights are permitted provided that no fence or wall shall exceed six feet in height except as required by the County of Riverside for noise attenuation purposes. Privacy walls should be a minimum of five feet in height. No six-foot high wood fences should be located at the front property line. Any fences or walls in the front setback area (front yard) shall not exceed three and one-half feet from grade.

b. Commercial Height

Commercial wall application in the street side setback areas shall be no higher than three and one-half feet above grade. The maximum height of security fencing in the front yard setback shall be six feet. Side and rear wall application shall not exceed a height of six feet.

c. Pool and Other Code Height

All pool fencing shall conform to the applicable State of California or County of Riverside pool code fencing requirements, whichever is more stringent. All park fencing shall conform to the State of California code requirements, where applicable. No park solid wall construction shall exceed six feet in height.

d. Materials and Colors

All fences and walls shall be designed and constructed as part of the overall architectural and site design. All materials shall be durable and finished in textures and colors complimentary of the overall architectural design, as defined below:

1) Solid and Open View Walls Visible from Roadway Landscape Areas

Permitted Wall Materials: River rock and/or stone veneer, in combination with rock or veneer, masonry, and wrought iron combinations with the above. Some walls and fence may be required to have vines as per County of Riverside Guide to Friendly Plants, Section C Commercial Guidelines, to soften and screen walls.

2) Fences:

Wood fence materials must be of sufficient quality to accent semi-transparent stains. Two-sided fencing shall be used whenever visible from a public street (see **Figure C-3-9 – Wood Fence**). Some walls and fence may be required to have vines as per County of Riverside Guide to Friendly Plants, Section C Commercial Guidelines, to soften and screen walls.

3) Conditionally Acceptable Wall and Fence Materials

Glass and/or heavy break-resistant plastic are acceptable for use in fences and walls when necessary to preserve views while providing protection against wind, sound, etc. However, approval from the Planning Department is required prior to any permits being issued for a conditionally acceptable wall and fence material.

4) Prohibited Wall and Fence Materials

Barbed wire, wire, electrically charged fences; plain exposed concrete block, plastic materials, corrugated metal, chain link and grape stake fencing are prohibited. Wood fencing left in an unstained condition is also prohibited.

4. Community Land Use Edge Treatments

a. Transitions

Where designated zoning uses of different application abut one another throughout The Crossroads in Winchester Specific Plan, land use edge treatments are described, and illustrated in the figures as indicated. Most transition edges are defined through the use of hardscape and landscape elements; in conjunction with

the required setbacks. Such elements shall be compatible with the architectural and design character of the structures they buffer.

1) Residential to Commercial Use

Where residential land uses adjoin commercial land uses, a minimum ten-foot-wide landscape buffer with a community theme wall and twenty-foot drive setback are required, as illustrated in **Figure C-4-1 – Residential to Commercial Land Use Edge**. The ten-foot landscape buffer and drive setback will be planned on the commercial side of the planning area and will be privately maintained. The setback for structures on the residential side will be governed by the development standards/ zoning ordinance in effect. Landscape zones/buffer will be planted with evergreen grove trees, shrubs and groundcover.

2) Residential/Commercial to Park

As shown in **Figure C-4-2.a – Residential/Commercial to Park Land Use Edge**, and **C-4-2.b Residential to Park Land Use Edge** the park or public facility shall have a ten-foot-wide landscape development zone adjacent to the residential use, planted with evergreen tree groves and shrub or groundcover. Up-slope conditions to the residential areas shall have evergreen background trees clustered near property lines and shrubs located down slope; all configured in such a way so as not to obstruct, but to enhance, views. A community theme wall six feet high shall be constructed on the property line; in an upslope condition. This wall may be an open view fence.

3) Planning Areas (Residential/Park/Commercial) to Salt Creek Channel

Planning areas within Crossroads North adjacent to the Salt Creek Channel are planned to have a view fence so that views across Salt Creek Channel are not interrupted. The Salt Creek Channel has a 15-foot-wide Class I Bike Trail/Regional Trail located after a 10-foot-wide landscape zone as illustrated in **Figure C-4-3 – Residential/Park/Commercial to Salt Creek Land Use Edge**. Gated access to this Class I Bike Trail/Regional Trail will be planned from the adjacent planning areas.

4) Commercial/Retail Buffer along Roadways

Commercial/retail land uses shall be buffered from the street or roads. This buffer is provided by a 10-foot minimum landscape zone within the commercial planning area. The landscape buffer shall consist of a turf mound with groundcover and accent trees, within a minimum ten-foot-wide section. Further, the sidewalk and parkway planned within the right-of-way will

provide additional buffer space as seen in **Figure C-4-4 – Retail/Commercial Buffer Land Use Edge.**



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*BLOCK PRIVACY WALL
SEE FIG. C-3-6*

*10' MINIMUM SIDE YARD SETBACK
20' MINIMUM REAR YARD SETBACK*

