

55-296. SCENIC CORRIDORS. [Amended 6-5-89 by Ord. No. 1989-14]

A. *Scenic Corridors Defined.* Except for those roads which provide for internal circulation within residentially developed areas, all public, paved roads in the PA, PI and PF Zones shall be considered scenic corridors. [Amended 7-16-01 by Ord. No. 2001-29]

B. *Setback Requirements.*

- (1) Except as provided in this section, no permit shall be issued for development other than for agricultural product sales establishments unless the applicant demonstrates that all buildings are set back at least two hundred (200) feet from the center line of the scenic corridor.
- (2) If compliance with the two hundred (200) foot setback is constrained by environmental or other physical considerations, such as wetland, or active agricultural operation, the building shall be set back as close to two hundred (200) feet as practical and the site shall be landscaped in accordance with the provisions of § 55-295 so as to provide screening from the corridor.
- (3) If an applicant demonstrates that existing development patterns of the corridor are such that buildings are set back less than two hundred (200) feet and within one thousand (1,000) feet of the site proposed for development, then a setback shall be set for the proposed development which is consistent with the established development pattern, provided that the site is landscaped in accordance with the provisions of § 55-295 so as to provide screening between the building and the corridor.
- (4) The requirements of paragraphs B(1) through (3) above shall not apply to residential cluster

developments in the PF District which comply with the standards of §55-42E. [Added 9-6-11 by Ord. No. 2011-14]

55-297. AIR QUALITY. [Amended 6-5-89 by Ord. No. 1989-14]

- A. All development shall adhere to the relevant air quality standards of N.J.A.C. 7:27 et seq. Adherence to the standards of this section shall be determined by means of an air quality simulation model approved by the New Jersey Department of Environmental Protection pursuant to N.J.A.C. 7:27-18.3.11.
- B. Applications for the following developments shall ensure that all State ambient air quality standards in N.J.A.C. 7:27 et seq. for carbon monoxide shall not be exceeded at places of maximum concentration and at sensitive receptors:
 - (1) Residential development of fifty (50) or more units and any other development involving more than one hundred (100) parking spaces located in a Regional Growth Area; and
 - (2) Residential development of one hundred (100) or more units and any other development involving more than three hundred (300) parking spaces located in any other Pinelands Management Area.

55-298. WETLANDS. [Amended 4-3-89 by Ord. No. 1989-8; 6-5-89 by Ord. No. 1989-14; 4-5-93 by Ord. No. 1993-8]

Development shall be prohibited in all wetlands and wetlands transition areas in the Pinelands Area except as provided below:

- A. Horticulture of native Pinelands species and berry agriculture shall be permitted in all wetlands subject to