

Section 4-1800 QN - Quarry Notification Overlay District.

4-1801 Purpose. This district is established to acknowledge the unique land use impact of a quarry on neighboring land uses and the need to notify the owners of the presence of a neighboring quarry.

4-1802 District Boundaries. The Quarry Notification (QN) Overlay District boundaries shall be based on the presence of quarrying operations at any location in the County. The district shall include all parcels within 3,000 (three thousand) feet of any property approved for quarrying operations regardless of whether or not blasting operations occur on such property.

4-1803 Overlay District Established. The Quarry Notification (QN) Overlay District is hereby established as an overlay district, meaning that it is a district overlaid upon other districts. Land within the Quarry Notification (QN) Overlay District may be used as permitted in the underlying district, subject to the additional regulations of this district.

4-1804 Use Limitations. In addition to the use limitations and regulations for the zoning district over which a Quarry Notification (QN) Overlay District is located, the following use limitation shall apply:

Full Disclosure Statement. For all residential and/or non-residential structures constructed within the Quarry Notification (QN) Overlay District, the owner shall disclose in writing to all prospective purchasers that they are located within an area that may be impacted by quarry operations and blasting. Such notification will be accomplished by inclusion of this information in all sales contracts, brochures and promotional documents, including the *Illustrative Site Plan(s)* on display within any sales related office(s), as well as in homeowner association documents, and displayed on all subdivision and site plans, and within all *Deeds of Conveyance*.