

**Chapter 2. Purpose and Intent.**

- 2.1 The purpose of this Ordinance is to protect the public interest; to insure a safer, more pleasant and economical environment; to preserve agricultural, water resources and other open lands; and to promote the public health, safety and general welfare through the establishment of minimum standards governing the Subdivision, Development and use of land and Structures contained and/or erected upon same.
- 2.2 This Ordinance divides the Town into Zoning Districts and regulates the Subdivision, Development and use of land and the location, size, use and arrangement of Buildings.
- 2.3 The regulations and standards herein have been adopted to promote orderly Development of residential, commercial, agricultural, recreational, and public areas and to protect water resources and open spaces; to prevent the overcrowding of land and undue congestion upon Public Roads; to minimize the incompatibility of different land uses and encourage the most appropriate use of land within the Town; to prohibit uses, Buildings or Structures which are incompatible with the character of Development or the Permitted Uses within specified Zoning Districts; to prevent such additions to, and alterations or remodeling of, existing Buildings or Structures as would not comply with the restrictions and limitations imposed hereunder; to provide for the gradual elimination of those uses of land, Buildings and Structures which do not conform to the standards of the Zoning District in which they are located; to avoid the creation of substandard Lots whereby uniform Setback requirements cannot be complied with; to protect and enhance existing Agricultural Land Uses; to conserve natural resources; to provide for adequate light, air and convenience of access to property by regulating the use of land, Buildings and the bulk of Structures; to control and obtain the most economic distribution of and demand for public services; to conserve and enhance natural and scenic areas; to provide for the administration of this Ordinance and amendments hereto; to prescribe penalties for violations of the minimum standards and regulations herein; and to define the powers and duties of the Town, its staff and appointed personnel.