

ARTICLE 1
ENACTMENT AND INTENT

§ 1.1 Enactment

There is hereby established a zoning plan for the Town of Deerpark, which plan is set forth in the text and map that constitute this Zoning Law.

§ 1.2 Intent

It is the legislative intent of this Zoning Law to provide for the orderly and desirable development and use of land. This Law provides specifications, procedures, and a precise plan designed to guide new development while improving, conserving, or facilitating desirable change in existing portions of the Town. As provided in Sections 261, 263, and 281 of Article 16 of the Town Law of the State of New York, this Law is to serve the purpose of protection and promoting the general welfare which is intended to include the following:

1. To protect and preserve the rights of all landowners to enjoy and make economic use of their property **without undo hardship**.
2. To assure conditions that encourages the most productive use of land throughout the Town **and balance commercial ratables with residential ratables as much as possible**.
3. To assure adequate sites for present and future local and regional needs for residence, industry, and commerce.
4. To encourage flexibility in the design and development of land in such a way as to promote the most appropriate use of lands, to facilitate the adequate and economical provision of streets and utilities, and to preserve the natural and scenic qualities of open land.
5. To enhance the general appearance of the Town.
6. To provide for the privacy of family residences.
7. To facilitate the adequate and efficient provision of community facilities, services, utilities, **recreation, fields, open space, and sustainable woodland**.
8. To promote the safe and efficient circulation of vehicles and pedestrians.
9. To require the adequate provision for off-street parking and loading.
10. To **balance commercial and residential development in** relation to open spaces, circulation, and neighboring land uses.
11. To **safeguard against** hazards and nuisances.
12. **To allow the orderly development of property for the greater good of the Town while maintaining freedom of use for the property owners and residents of the Town.**