

Optional Provisions of a Zoning Ordinance

W. VA. Code §8A-7-2(b)

Code Provision	Where Found (Page #)	Comments
Regulating the use of land and designating or prohibiting specific land uses		
Authorizing flexible planning standards		
Designating historic districts		
Establishing corridor overlay districts		
Establishing design standards and site plan approval procedures		
Dividing land into different zone classifications regulating the use of land		
Authorizing overlay districts and special design districts		
Regulating the height, area, bulk, use and architectural features of buildings, including reasonable exterior architectural features and reasonable aesthetic standards for factory-built homes		
Authorizing a process and standards for factory-built homes		
Preserving green space and requiring new green spaces, landscaping, screening and the preservation of adequate natural light		
Regulating traffic flow and access, pedestrian flow and access, parking and loading		
Identifying flood-prone areas subject to periodic flooding and regulating with specific control the permitted use, type of construction and height of floor levels above base flood elevation permitted in the area		
Designating an airport area and establishing land use regulations within a specific distance from the boundaries of the airport		
Authorizing planned unit development to achieve more efficient use of land (including setting standards and regulations for development)		
Identifying, establishing and designating urban growth boundaries		