PLANNING COMMISSION

~ AGENDA ~

PLANNING COMMISSION

312 S. Mildred Street,
Ranson WV 25438
www.ransonwv.gov

April 6, 2026 | 7:00 P.M. | Council Chamber

I. CALL TO ORDER

II. APPROVAL OF MINUTES

1. Minutes - March 2, 2026
   PC minutes March 2 2026.docx

III. OLD BUSINESS

IV. PLANNING COMMISSION BUSINESS

1. Discussion on future land use map.
   Ranson future land use map.pdf
   Ranson preferred land development map.pdf
   Land Use comp plan excerpts.pdf

2. Discussion on possible new zoning district(s) with corresponding lot size, density, and permitted use(s).
   Ranson zoning districts and existing conditions.pdf 462026.pdf
   contents of zoning ordinance Â§8A-7-2.pdf
   WV code Â§8A-7-2.pdf

V. ADJOURMENT

AGENDA ITEM II.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: APPROVAL OF MINUTES

SUBJECT: Minutes - March 2, 2026

ATTACHMENTS:

PC minutes March 2 2026.docx

AGENDA ITEM IV.1

Planning Commission Request for Action

TO:

FROM: Darla Armstrong, Community & Economic Development

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Discussion on future land use map.

Future Land Use Map (FLUM) is a planning tool used by cities, counties, and regional agencies to guide how land should be developed or conserved over time. It's a core component of a comprehensive plan and reflects a community's long-term vision.

ATTACHMENTS:

Ranson future land use map.pdf
Ranson preferred land development map.pdf
Land Use comp plan excerpts.pdf

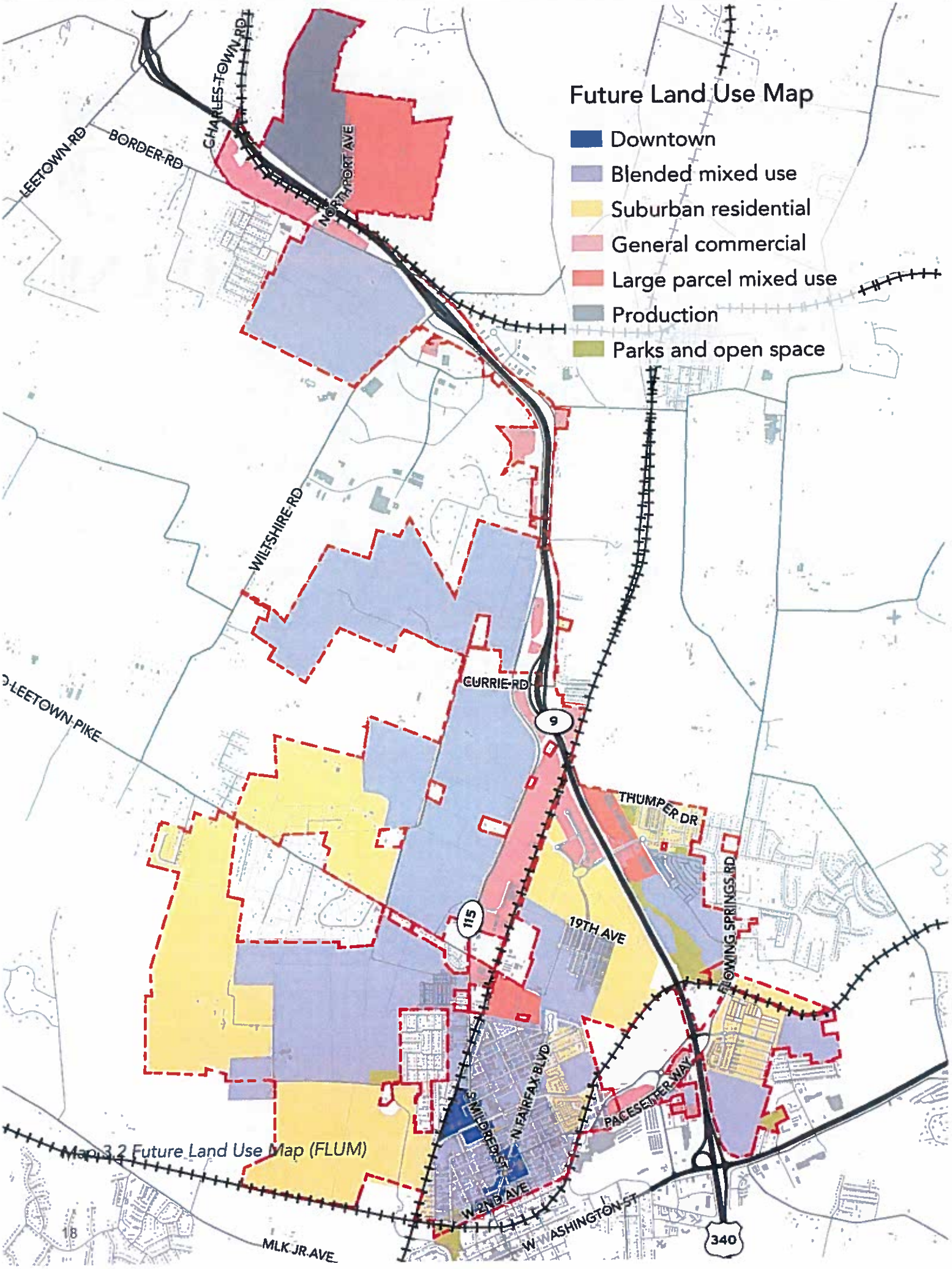
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LAND USE

Land use planning plays a pivotal role in shaping the physical environment and the character of the city, impacting all facets of life in Ranson. This chapter sets the current state, goals, and programs for the general distribution, location, and suitable uses of land in the community. This overview of land use patterns addresses both existing and proposed. Various types of land uses are explored, including residential, commercial, industrial, agricultural, recreational, educational, public, historic, conservation, transportation, and infrastructure. It's crucial to the shared vision that every type of land use respects and contributes positively to the city's unique character and identity. Population density and building intensity standards are also addressed in this chapter. These standards are designed to ensure a balanced and sustainable urban environment, fostering social interaction while preserving open spaces. This chapter discusses the approach to managing growth and decline. Recognizing that population changes significantly influence land use patterns, it takes into account the future population growth discussed in Chapter 2 and propose strategies to adapt to these changes. This chapter identifies constraints to development, such as flood-prone and subsidence areas, and set out strategies to mitigate risks associated with these issues. The city's commitment is to facilitate development while ensuring the safety and well-being of residents and the integrity of the natural environment. The Land Use chapter of Plan 2034 offers a roadmap for sustainable development and the preservation of Ranson's unique character. Through proactive planning and careful management of land resources, Ranson's aim is to create a vibrant, resilient community where all can thrive.

CURRENT STATE

Ranson's land use patterns are a reflection of the city's evolution from a small rural settlement to a thriving small town. The current land use distribution includes a mix of residential, commercial, industrial, and public lands, interspersed with areas dedicated to recreational and conservation use. Agricultural lands lie predominantly on the periphery, preserving the rural heritage and providing a buffer between urban and rural lands. Residents are proud of the Ranson's educational facilities and have committed lands for public and educational uses. Recognizing the responsibility to the past, lands of historical significance are conserved and maintained, adding to the unique small town character. Transportation and infrastructure lands, crucial to the functioning of the city, are well-distributed, providing vital connectivity and services. However, like many small cities, Ranson faces challenges such as managing population density, balancing growth, and mitigating constraints to development like flood-prone and subsidence areas. Drivable, single-use parts of town are governed by zoning districts that are use-based. Walkable, mixed-use parts of town are governed by zoning districts that are form-based, organized by the rural-to-urban spectrum called the transect, which is governed by the Ranson SmartCode. Both types of zoning have been modified since they were first introduced, and both need further development to effectively implement the vision and goals of Plan 2034. Ranson's goal, as reflected in this comprehensive plan, is to enhance each zone based on its unique characteristics, while promoting the right balance of development and conservation. Each part of Ranson, from its rural outskirts to the heart of Old Town, should have a clear role and vision, and contribute to the city's overall character, diversity, and vibrancy. In doing so, Ranson can better manage its growth while preserving the small-town charm cherished by its residents.



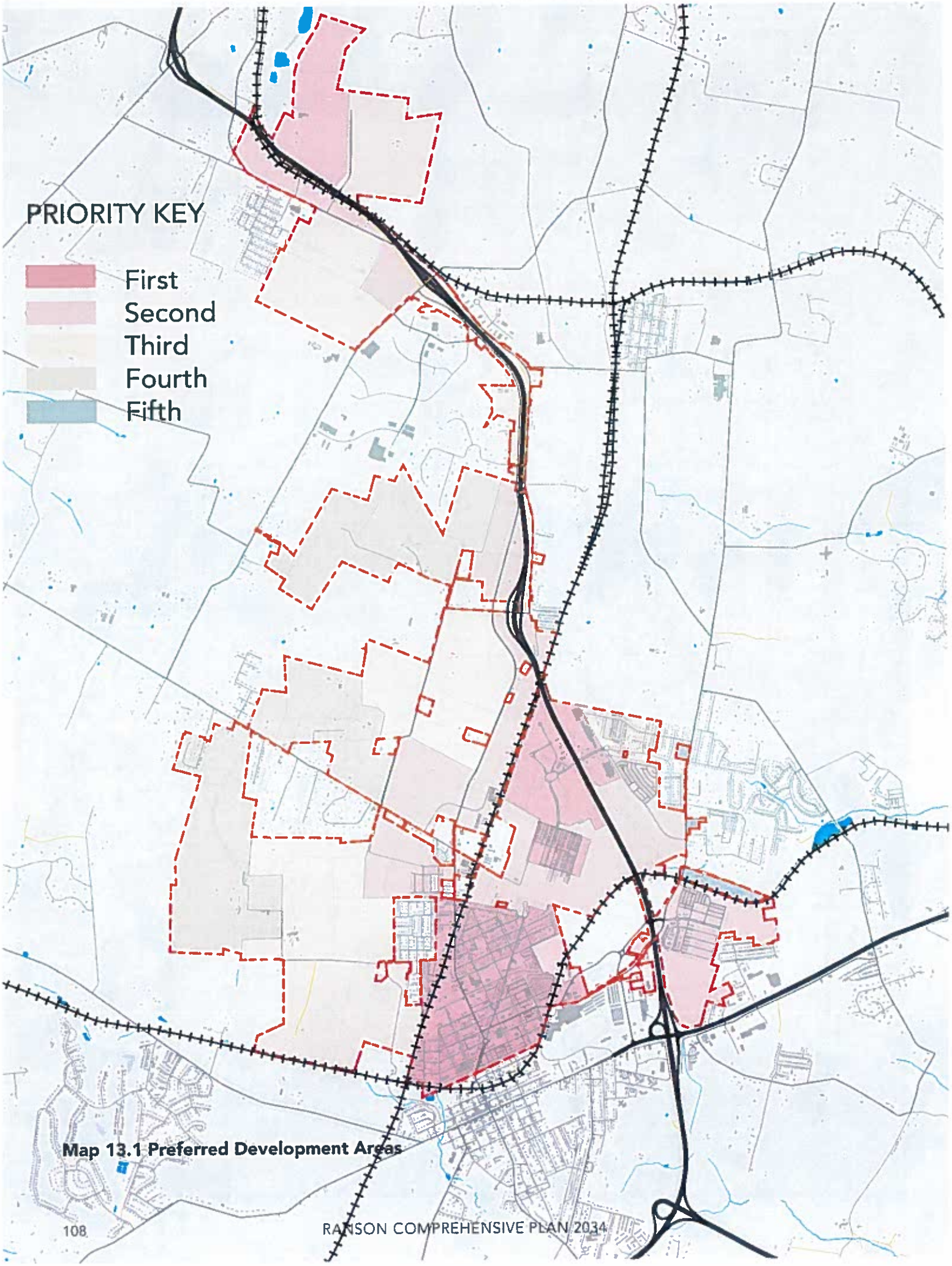
Map 3.2 Future Land Use Map (FLUM)

FUTURE LAND USE MAP

The Future Land Use Map (FLUM) for Ranson is a strategic instrument designed to inform upcoming zoning decisions. It is not a zoning map, but rather signifies the anticipated distribution, intensity, and pattern of development and redevelopment for the next 10 years. It should be used to identify where different types of development should be prioritized in the future.

Ranson's development over the past century reflects diverse architectural and development practices. The mixture of uses in the Downtown district are characterized by small lots with one and two-story buildings that accommodate a mix of uses on various floors of a building, or various buildings on the same lot. This stands in contrast to the Large Parcel Mixed Use and big box retail outlets located along Highway 9. Similarly, residential patterns have shifted from the historic homes found in the downtown district to the suburban neighborhoods that have been developed in the more recently annexed lands.

Recognizing these distinct characteristics, Ranson's Future Land Use Map is not classified strictly by residential, commercial, and industrial uses. Instead, it is organized into context areas like Downtown, Blended Mixed Use, Suburban Residential, General Commercial, Large Parcel Mixed Use, Production, and Parks and Open Space. Policies suitable for the Old Town (a combination of Downtown and Blended Mixed Use districts), with its walkable, compact, mixed-use layout, will differ from those for newer suburban residential areas. Thus, the context areas on the FLUM allow the city's planning to acknowledge these variations.



Map 13.1 Preferred Development Areas

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RENEWAL, DEVELOPMENT & FINANCE

PREFERRED DEVELOPMENT AREAS

As Ranson embarks on a path of economic development and expansion, a key component in this journey is identifying and prioritizing development areas within the community. These areas play an instrumental role in shaping the urban landscape, directing growth, preventing sprawl, and promoting well-designed and coordinated communities.

Preferred development areas are characterized by the presence of existing infrastructure, accessibility to transportation networks, and the potential for infill development or redevelopment. Identification of these areas helps to maximize the impact of investment, leverage existing assets, and minimize negative environmental effects.

EXISTING LAND USE AND FUTURE GROWTH

Ranson's current land use pattern reveals a community that is predominantly residential, with commercial and industrial zones primarily located along main transportation corridors. Parks, green spaces, and other public use areas are interspersed throughout the city, adding to the livability of Ranson.

As the city grows, there's a desire to manage this growth responsibly, focusing on areas conducive to sustainable development. The future land use map of Ranson suggests several areas that are poised for growth and development. These areas are closely aligned with existing infrastructure, with easy access to utilities and transportation, making them ideal for infill development and redevelopment. This chapter builds off the future land use map, prioritizing where city investments are made in infrastructure and economic incentives are considered for development and redevelopment.

LAND USE GOALS

PROMOTE BALANCED, CONTEXT-SENSITIVE GROWTH THAT RESPECTS RANSON'S UNIQUE COMMUNITY CHARACTER.

PRESERVE AND ENHANCE RANSON'S NATURAL AND HISTORICAL RESOURCES.

OPTIMIZE LAND USE TO SUPPORT EFFICIENT TRANSPORTATION AND INFRASTRUCTURE.

ENCOURAGE AFFORDABLE HOUSING THROUGH A VARIETY OF TYPES OF HOUSING OPTIONS.

SAFEGUARD THE COMMUNITY AGAINST ENVIRONMENTAL AND MAN-MADE HAZARDS.

ENSURE A FAIR, TRANSPARENT, AND INCLUSIVE DEVELOPMENT PROCESS.

LAND USE ACTIONS

DEVELOP A JOINT LAND USE PLAN WITH CHARLES TOWN: Collaborate with the neighboring city to address shared challenges and opportunities.

CONSIDER ZONING CODE AMENDMENTS: Introduce amendments allowing light industry while protecting against heavy industry pollution and updating the SmartCode to reflect current best practices in flexibility and ease of use.

ENCOURAGE WORKFORCE HOUSING: Promote a range of attainable housing options in proximity to local jobs and enable naturally occurring affordable housing formats like cottage courts. This action is accomplished through zoning code amendments and incentives. See the explainer in Chapter 3 Housing.

STRENGTHEN DEVELOPMENT AGREEMENTS: Ensure that approved development plans are enforced and delivered as agreed; consider increasing levels of performance bonds or other developer warranty obligations until work is complete.

HIRE SKILLED COMMUNITY DEVELOPMENT DEPARTMENT TEAM MEMBERS: These hires will streamline the development review process, ensuring it is fair, transparent, and inclusive.

SIMPLIFY THE DEVELOPMENT APPROVALS PROCESS: Expedite review processes and reduce response times to permit applications.

CONDUCT A FLOOD-PRONE AND SUBSIDENCE AREA STUDY: Identify and mitigate risks associated with these development constraints.

INFRASTRUCTURE GOALS

ASSURE THE ORDERLY EXPANSION OF INFRASTRUCTURE: SET TARGET LEVELS AT WHICH INFRASTRUCTURE SHOULD BE USED BEFORE IT IS EXTENDED AND INVESTIGATE COSTS AND BENEFITS OF EXTENSIONS.

COORDINATE INFRASTRUCTURE PLANNING WITH UTILITY COMPANIES THAT SERVICE THE CITY. CONSIDER INNOVATIONS IN CONSOLIDATING SERVICE DELIVERY WHERE FEASIBLE.

DEVELOP COST SHARING OPPORTUNITIES FOR INFRASTRUCTURE IMPROVEMENTS. ESTABLISH PARTNERSHIPS WITH LOCAL BUSINESSES, RESIDENTS, AND UTILITY COMPANIES TO SHARE THE FINANCIAL RESPONSIBILITY OF INFRASTRUCTURAL UPGRADES AND EXPANSIONS, POTENTIALLY THROUGH PUBLIC-PRIVATE PARTNERSHIP MODELS OR COMMUNITY BENEFIT AGREEMENTS.

UPGRADE AND EXPAND GREEN INFRASTRUCTURE: DEVELOP NEW PARKS, GREEN SPACES, AND RECREATIONAL FACILITIES AND ENHANCE EXISTING ONES.

IMPROVE STORMWATER MANAGEMENT: UPGRADE STORMWATER MANAGEMENT SYSTEMS TO MINIMIZE RUNOFF AND MITIGATE FLOODING RISKS.

INFRASTRUCTURE ACTIONS

DEVELOP AN INFRASTRUCTURE PLAN prioritizing infill development adjacent to existing infrastructure, decreasing the expense to the city to fund extensions of the grid.

ESTABLISH NEW PUBLIC UTILITIES if designated by the State of WV as a Municipal Separate Storm Sewer System (MS4) community as required to support the sustainable and responsible delivery of infrastructure to residents.

PREPARE REVENUE BONDS to finance infrastructure improvements including stormwater.

DEVELOP A STORMWATER MANAGEMENT NETWORK: Focus on upgrading stormwater management systems and incorporating green infrastructure.

COLLABORATE WITH CHARLES TOWN UTILITY BOARD: Support wastewater treatment plant capacity expansion to meet Ranson's projected growth.

COLLABORATE WITH CHARLES TOWN UTILITY BOARD AND WEST VIRGINIA AMERICAN WATER: Implement a phased expansion plan for public water systems, focusing on enhancing water service availability in annexed lands and areas within the Urban Growth Boundary, as well as the maintenance and upgrading of existing water lines.

OPTIMIZE DRY UTILITIES AND WASTE MANAGEMENT SYSTEMS: Implement strategic improvements, including the underground relocation of utilities, promotion of alternative energy sources, enhancement of high-speed internet access, and the advancement of sustainable waste management practices.

The following pages provide some pointers on some of the actions, along with an implementation matrix of who's responsible for what, by when.

RURAL LANDSCAPE GOALS

PRESERVE RURAL CHARACTER: UPHOLD THE INTEGRITY AND BEAUTY OF THE RURAL LANDS, MAINTAINING THEIR DISTINCT AESTHETIC AND CULTURAL VALUE THAT CONTRIBUTES TO RANSON'S SMALL-TOWN FEEL.

PROTECT NATURAL RESOURCES: SAFEGUARD WATERSHEDS, WOODLANDS, AND FARMLANDS, WHICH ARE INTEGRAL TO THE LOCAL ECOSYSTEM, ECONOMY, AND COMMUNITY IDENTITY.

PROMOTE SUSTAINABLE RURAL GROWTH: MANAGE GROWTH IN RURAL AREAS TO ENSURE ANY DEVELOPMENT IS HARMONIOUS WITH RURAL CHARACTER, ECOLOGICAL INTEGRITY, AND LONG-TERM SUSTAINABILITY.

FACILITATE RURAL RECREATION: ENHANCE ACCESS TO RURAL LANDSCAPES FOR RECREATION, WHILE PRESERVING THEIR NATURAL ATTRIBUTES.

RURAL LANDSCAPE ACTIONS

DEVELOP RURAL PRESERVATION POLICIES: Establish comprehensive land use policies to preserve the rural character of Ranson and its surrounding countryside.

PROMOTE CONSERVATION INITIATIVES: Foster partnerships with conservation groups to safeguard key rural areas and promote biodiversity.

IMPLEMENT SMART GROWTH STRATEGIES: Ensure any rural development adheres to sustainable and environmentally-friendly principles, focusing on preserving open spaces and natural resources.

DEVELOP AND MAINTAIN RURAL RECREATION FACILITIES: Designate and manage public rural lands for recreational activities that do not compromise their natural beauty.

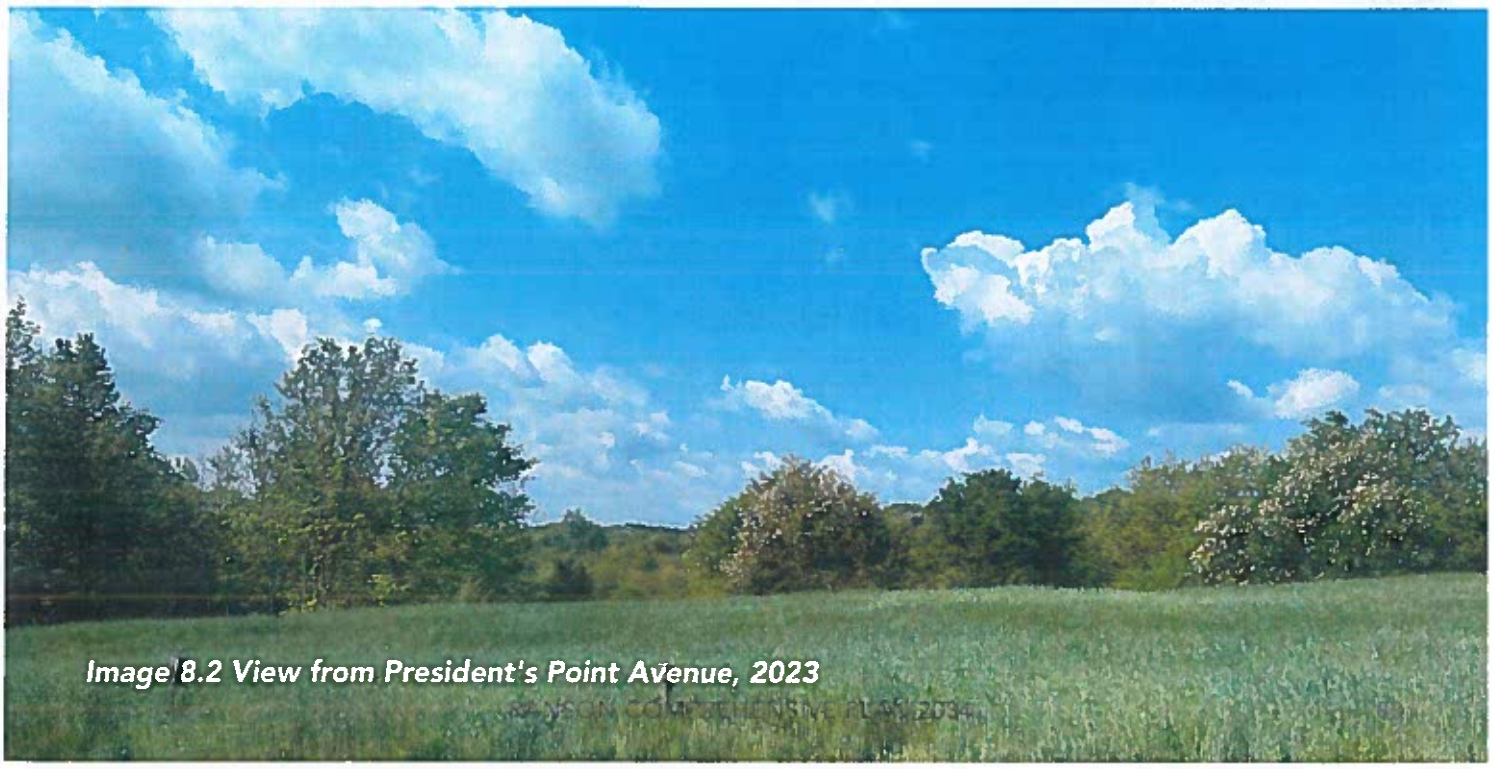


Image 8.2 View from President's Point Avenue, 2023

ECONOMIC DEVELOPMENT GOALS

SUPPORT LOCAL BUSINESSES: ASSIST LOCAL BUSINESSES AND ENTREPRENEURS IN THEIR GROWTH, DIVERSIFICATION, AND INNOVATION EFFORTS TO INCREASE THEIR MARKET REACH AND COMPETITIVENESS.

EXPAND RETAIL AND RESTAURANTS: ENCOURAGE AND FACILITATE THE ESTABLISHMENT OF 35 NEW RETAIL AND RESTAURANT BUSINESSES, AS PROJECTED IN THE RETAIL MARKET ANALYSIS.

PROMOTE JOB CREATION: FOSTER AN ENVIRONMENT THAT STIMULATES JOB CREATION, PARTICULARLY IN GROWTH SECTORS, TO REDUCE UNEMPLOYMENT AND ENHANCE THE TOWN'S PROSPERITY.

ENHANCE WORKFORCE DEVELOPMENT: PROMOTE SKILLS DEVELOPMENT AND LIFELONG LEARNING TO PREPARE THE WORKFORCE FOR EMERGING AND HIGH-DEMAND JOBS.

BRAND AND PROMOTE RANSON: IDENTIFY AND PROMOTE THE UNIQUE IDENTITY OF RANSON TO DRIVE TOURISM AND NEW BUSINESS DEVELOPMENT.

DIVERSIFY THE ECONOMY: FOSTER A RESILIENT, DIVERSIFIED ECONOMY BY SUPPORTING LOCAL, REGIONAL, AND NATIONAL BUSINESSES AND ATTRACTING HIGH-TECH AND CLEAN, GREEN MANUFACTURING INDUSTRIES AND A COMMUNITY COLLEGE.

ECONOMIC DEVELOPMENT ACTIONS

LOCAL BUSINESS SUPPORT PROGRAM: Design a program to provide financial, technical, and educational support to local businesses and entrepreneurs through Ranson's CVB staff and in collaboration with Charles Town.

RETAIL AND RESTAURANT EXPANSION INITIATIVE: Implement an initiative to attract and support the establishment and expansion of retail and restaurant businesses, in alignment with the retail market analysis.

JOB CREATION STRATEGY: Develop a strategy to stimulate job creation in growth sectors through incentives, partnerships, and investments.

WORKFORCE DEVELOPMENT PROGRAM: Establish a program to provide skills development and training opportunities for residents, targeting emerging and high-demand occupations.

RANSON BRAND MANAGEMENT: Write a marketing plan to promote Ranson and attract new visitors, residents, and businesses.

ESTABLISH THE RANSON BUSINESS TEAM OR NEW BUSINESS OUTREACH PLAN to direct new businesses and provide information about the process. Consider ways to incentivize redevelopment, including making zoning and building permits more flexible.

COMMUNITY DESIGN GOALS

PRESERVE SMALL-TOWN CHARACTER: GUIDE GROWTH AND URBANIZATION WHILE MAINTAINING THE CHERISHED SMALL-TOWN CHARM OF RANSON.

REVITALIZE DOWNTOWN: FORGE A FUTURE-FOCUSED OLD TOWN THAT SERVES AS THE CULTURAL, COMMERCIAL, AND SOCIAL HEART OF THE CITY, CURATING A HARMONIOUS MIX OF PEDESTRIANS, CYCLISTS, AND ALTERNATIVE MOBILITY DEVICES LIKE E-SCOOTERS, WITH STRATEGIC CHARGING STATIONS AND EXPANDED BUS SERVICE.

PROMOTE MOBILITY: ENHANCE THE PEDESTRIAN, CYCLIST, AND SCOOTING EXPERIENCE THROUGH AN IMPROVED NETWORK OF SIDEWALKS, TRAILS, AND PUBLIC SPACES THROUGH THE ACTIVE TRANSPORTATION NETWORK.

COMMUNITY DESIGN ACTIONS

DOWNTOWN REVITALIZATION PLAN: A collaborative strategy should be developed involving local businesses, residents, and city staff to rejuvenate Mildred Street, creating a downtown for Ranson.

ACTION STEPS

CONVENE STAKEHOLDER MEETINGS: Schedule a series of meetings involving Mildred Street businesses, local residents, and city staff to discuss their vision for Mildred Street.

DRAFT A REDEVELOPMENT PLAN: Appoint an expert, either from staff or a consultant, to draft a detailed redevelopment plan based on stakeholder input and best urban planning practices.

DESIGNATE MILDRED STREET AND S FAIRFAX BLVD SOUTH OF LANCASTER CIRCLE AS DOWNTOWN RANSON: Use signage, public art, and streetscape improvements to define and celebrate this area as the heart of Ranson.

IMPLEMENT BUSINESS INCENTIVES: Offer tax breaks or grants to encourage businesses to move to or remain in the Mildred Street area and enhance their storefronts.

See the Transportation chapter for goals and actions involving active transportation networks and sidewalk improvements.

COMMUNITY DESIGN IMPLEMENTATION MATRIX

ACTIONS	RESPONSIBLE PARTY	TIMELINE	FUNDING SOURCES
Downtown Revitalization Plan	Ranson Planning Department, Downtown Businesses	2025-2030	City Budget, Community Development Block Grants

Community design, at its core, is about creating a place where people feel they belong and are proud to call home. For Ranson, community design is an essential tool to guide its growth while preserving its unique identity. It's about creating a city that meets the needs of its residents, respects its history, and looks forward to a vibrant and resilient future.

AGENDA ITEM IV.2

Planning Commission Request for Action

TO:

FROM: Darla Armstrong

ITEM TYPE: PRESENTATION

AGENDA SECTION: PLANNING COMMISSION BUSINESS

SUBJECT: Discussion on possible new zoning district(s) with corresponding lot size, density, and permitted use(s).

Discussion for economic stagnation, or environmental protection. A strong proposal clearly ties lot size, density, and permitted uses to those goals.

ATTACHMENTS:

Ranson zoning districts and existing conditions.pdf 462026.pdf
contents of zoning ordinance Â§8A-7-2.pdf
WV code Â§8A-7-2.pdf

ZONING

A city's zoning ordinance is an important regulatory document that influences the character, location, and scale of development in the community. The City of Ranson adopted its existing zoning ordinance April 17, 2012. The ordinance reflects both common 20th century zoning practices as well as 21st century best practices in zoning. It has some districts that are focused on use as well as other districts focused on the form of the buildings and the interface with the public realm.

The residential districts account for a large portion of the city's acreage. RR, R-6, R-7, and T3 total almost 39% of the total city area. The predominately residential zones including NCX, T4, and T5L make up over 55% of the city's land area.

SUMMARY OF DISTRICTS

USE BASED DISTRICTS

RESIDENTIAL DISTRICTS

RR RURAL RESERVE. This annexation district with a minimum lot size of three acres is the lowest density of the districts with the most restricted uses. Other than houses, it permits farms, schools, parks, places of worship, bed and breakfast inns, and utility uses. This district holds the most land area of any in Ranson at 1,385 acres.

R-7 SINGLE-FAMILY DISTRICT. The R-7 district is described as low to medium density and permits a 7,000 square foot lot, but still requires a 60-foot lot width. R-7 duplicates the RR uses. Only 30 acres are currently zoned R-7.

R-6 SINGLE-FAMILY DISTRICT. The highest density is the R-6 district at a 6,000 square foot lot area. R-6 duplicates R-7 uses and also permits golf courses, libraries, and senior housing. 94 acres are zoned R-6.

NON-RESIDENTIAL DISTRICTS

HC HIGHWAY COMMERCIAL DISTRICT. The HC district is the standard suburban commercial zone for Ranson. It applies to the parcels on highways and major thoroughfares. The built form standards are flexible and the uses include most retail, service, office, and lodging uses. This is a large district of 196 acres.

I INDUSTRIAL DISTRICT. The I district applies to 32 acres split between the north side of Old Town and North Ranson. It includes most manufacturing and fabrication uses and also permits warehousing and construction yards. Buffers are required along residential districts.

FORM BASED DISTRICTS

TRANSECT DISTRICTS

T1 NATURAL. This district applies to lands preserved from development but is not currently mapped in Ranson.

T2 RURAL. This district is similar to the Rural Reserve district and applies to 141 acres associated with the Clay Hill Farms master plan on Currie Rd. This is a subdistrict permitting reduced setbacks and greater uses of T2O.

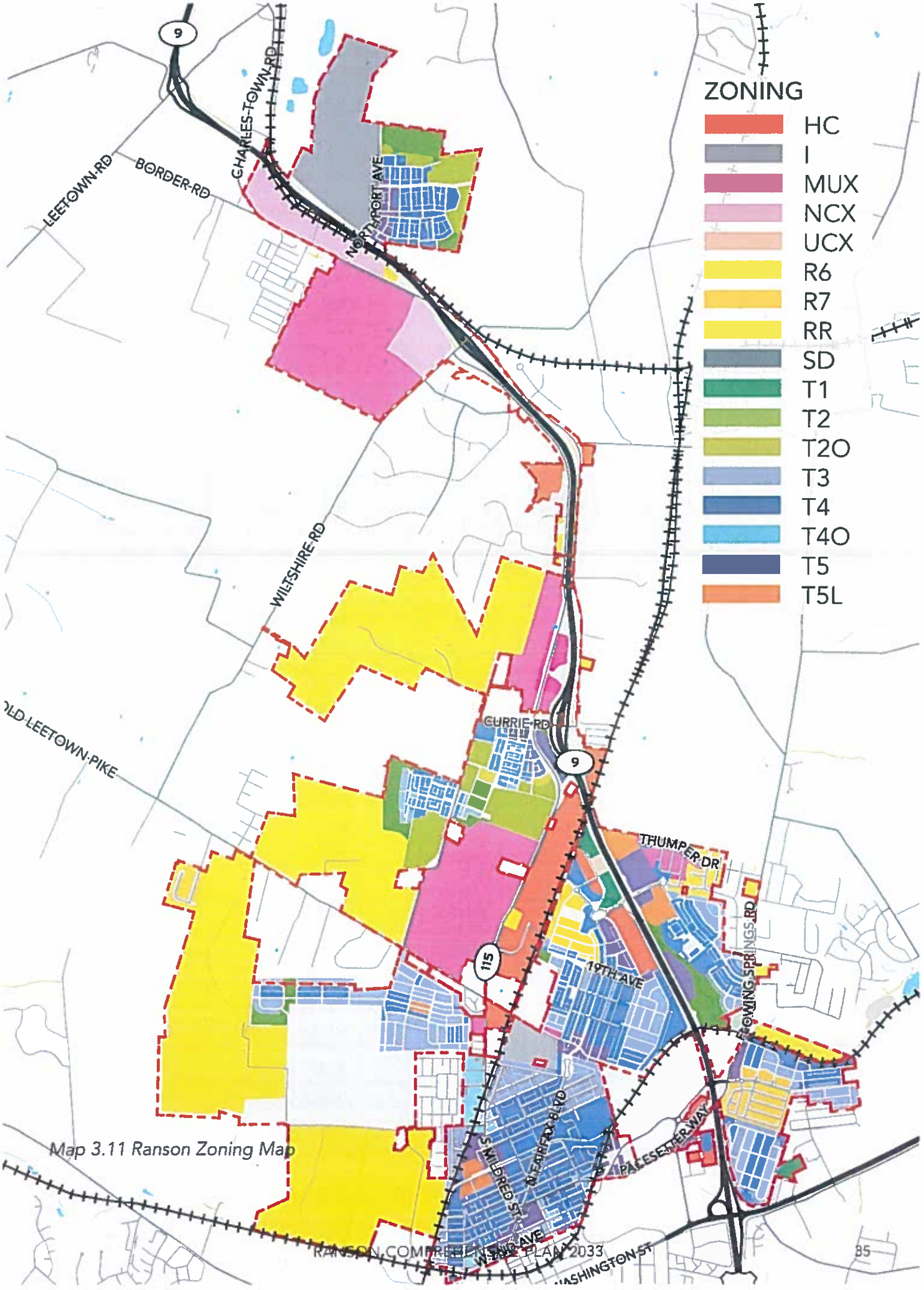
T3 SUB-URBAN. This is a low density residential district permitting home occupations. It includes a little over 300 acres of land.

T4 GENERAL URBAN. This district is primarily blended density residential with some neighborhood commercial. T4O is a sub district permitting more residential uses. Together they occupy 678 acres.

T5 URBAN CENTER. This district is a higher density mixed-use area accommodating a broad range of uses. It also has a T5L subdistrict limiting allowable commercial uses. The district occupies 185 acres.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT DISTRICTS

These districts are no longer available for rezoning requests and were a precursor to Chapter 19A. There are three districts and they include almost 760 acres.



Map 3.11 Ranson Zoning Map

EXISTING CONDITIONS

The current use of land in the City generally aligns with the zoning designation. The local land use patterns exemplify the history of an industrial workforce town evolving into a suburban bedroom community for the Washington metro region. There has been substantial growth in suburban commercial development along Hwy. 9 over the last 20 years. There has also been a proliferation of both single family detached housing and townhouses throughout the region, likely due to the housing affordability of the area in comparison to the metro.

DISTRICT	HEIGHT	FRONT SETBACK	LOT SIZE	LOT WIDTH
Use based districts				
RR Rural Reserve	40 ft.	50 ft.	3.0 acres	200 ft.
R-7 Single Family	35 ft.	25 ft.	7,000 s.f.	60 ft.
R-6 Single Family	35 ft.	25 ft.	6,000 s.f.	50 ft.
HC Highway Commercial	80 ft.	N/A	2,500 s.f.	25 ft.
ID Industrial	50 ft.	N/A	18,750 s.f.	150 ft.
Form based districts	100 ft.	25 ft.	n/a	n/a
T2	50 ft.	50 ft.	10 acres	N/A
T2O	48 ft.	18 ft.	n/a	40 ft. - 96 ft.
T3	36 ft.	20 - 30 ft.	n/a	50 ft. - 150 ft.
T4	48 ft.	18 ft. max.	n/a	20 ft. - 96 ft.
T5	80 ft.	12 ft. max.	n/a	20 ft. - 150 ft.
TND districts - retired	100 ft.	n/a*	n/a	n/a
Single family detached	n/a	10 ft.	6,000 s.f.	50 ft.
Duplex	n/a	10 ft.	7,000 s.f.	30 ft.
Townhomes	n/a	5 ft.	1,600 s.f.	18 ft.
Rowhomes	n/a	5 ft.	1,360 s.f.	16 ft.
Multifamily	n/a	20 ft.	16,000 s.f.	125 ft.
Commercial, industrial	n/a	20 ft. max.	4,000 s.f.	125 ft.

Table 3.1 Ranson Zoning District Summary

West Virginia Code

§8A-7-2. Contents of zoning ordinance.

The following must be considered when enacting a zoning ordinance:

(1) Promoting general public welfare, health, safety, comfort and morals;

(2) A plan so that adequate light, air, convenience of access and safety from fire, flood and other danger is secured;

(3) Ensuring attractiveness and convenience is promoted;

(4) Lessening congestion;

(5) Preserving historic landmarks, sites, districts and buildings;

(6) Preserving agricultural land; and

(7) Promoting the orderly development of land

WEST VIRGINIA CODE: §8A-7-2

§8A-7-2. Contents of zoning ordinance.

(a) The following must be considered when enacting a zoning ordinance:

(1) Promoting general public welfare, health, safety, comfort and morals;

(2) A plan so that adequate light, air, convenience of access and safety from fire, flood and other danger is secured;

(3) Ensuring attractiveness and convenience is promoted;

(4) Lessening congestion;

(5) Preserving historic landmarks, sites, districts and buildings;

(6) Preserving agricultural land; and

(7) Promoting the orderly development of land.

(b) A zoning ordinance may include the following:

(1) Regulating the use of land and designating or prohibiting specific land uses;

(2) Authorizing flexible planning standards to create, redevelop, reuse, protect and enhance the physical qualities of the community;

(3) Designating historic districts and regulating the uses of land and the design of buildings within the historic district;

(4) Establishing corridor overlay districts to achieve land design goals and regulating the uses of land within the corridor overlay districts;

(5) Establishing design standards and site plan approval procedures;

(6) Dividing the land of the governing body into different zone classifications regulating the use of land, establishing performance standards for various land uses when dividing is not desired or any combination of both;

(7) Authorizing overlay districts and special design districts within which specific additional development standards for each permitted, accessory and conditional use shall apply;

(8) Regulating the height, area, bulk, use and architectural features of buildings, including reasonable exterior architectural features and reasonable aesthetic standards for factory-built homes;

WV Legislature

(9) Authorizing a process and standards for factory-built homes: Provided, That a governing body is prohibited from establishing a process and standards for regulating factory-built homes that is more restrictive than a process and standards for site-built homes;

(10) Preserving green spaces and requiring new green spaces, landscaping, screening and the preservation of adequate natural light;

(11) Regulating traffic flow and access, pedestrian flow and access, parking and loading;

(12) 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 so as to lessen or avoid the hazards to persons and damage to property resulting from the accumulation of storm or flood waters;

(13) Designating an airport area and establishing land-use regulations within a specific distance from the boundaries of the airport;

(14) Authorizing planned unit developments to achieve more efficient use of land and setting standards and regulations for the developments; and

(15) Identifying, establishing and designating urban growth boundaries, as defined in section four-a, article six, chapter eight of this code, for municipalities.

(c) A zoning ordinance shall:

(1) Create a board of zoning appeals;

(2) Specify certification requirements for zoning district maps that are consistent with the governing body's comprehensive plan;

(3) Adopt procedures and requirements for nonconforming land uses;

(4) Adopt procedures and requirements for variances; and

(5) Adopt procedures and requirements for conditional use permits.

WV Legislature