12-755. Same; zoning regulations; authority. (a) The governing body may adopt zoning regulations which may include, but not be limited to, provisions which:

1. Provide for planned unit developments;
2. permit the transfer of development rights;
3. preserve structures and districts listed on the local, state or national historic register;
4. control the aesthetics of redevelopment or new development;
5. provide for the issuance of special use or conditional use permits; and
6. establish overlay zones.

(b) The provisions of this section shall become effective on and after January 1, 1992.