Character Area	Description
Natural Resource/Open Space/Parks	Areas, often permanently preserved, that are designed to recharge groundwater, mitigate floods, filter air, purify water, provide recreation opportunities, and retain critical plant and animal habitat. These areas are mostly confined to parks, golf courses, nature preserves, and stream corridors, so development is limited to structures and infrastructure that support parks and recreation uses, like parking areas, restrooms, pavilions, canoe or kayak launches, and trails.
Agriculture/Rural Residential	Primarily agricultural landscapes with limited infrastructure, characterized by scattered low-density residential and commercial development. Development opportunities focus on sustaining farmers and the agricultural economy, including farm support businesses, retail stores selling agricultural products, and opportunities for agritourism.
Suburban	Primarily residential, low-density areas, served by public infrastructure, that make up the majority of previously developed and newly developed land in the Township. Detached single-family homes with large setbacks are the main building type here, though there are also some apartment complexes located along major roadways. Small, neighborhood-scale institutional uses like schools and churches are integrated into this area. Transportation infrastructure is designed around the automobile and may have inconsistent infrastructure for pedestrians, bicycle users, and transit riders.
Traditional Neighborhood	Residential areas that are pedestrian-scaled with smaller setbacks and served by public infrastructure. Residential uses are on smaller lots and include a wider variety of housing types, like duplexes and rowhouses. They also feature some neighborhood-scale commercial uses like corner stores and barber shops, integrated into predominantly residential streets in mixed-use buildings. Small institutional uses like schools and churches are integrated into this area. Streets have more complete sidewalk networks and are more comfortable for use by pedestrians, bicycle users, and transit riders.
Train Station	A new mixed-use district on the border the Township shares with Lancaster City, centered on the Lancaster Amtrak Station. This area features multiple high-profile redevelopment sites, which together create the opportunity to establish a new infill neighborhood on the Township's southern boundary. The close proximity to jobs, walkable communities, and robust transportation corridors encourages the development of an urban form, with high-density buildings, a mix of uses, public spaces, and lower parking requirements. New pedestrian and bicycle connections link this area to the Amtrak station, RRTA bus service, Lancaster City, Stauffer Park, and other key destinations.

Character Area	Description
Neffsville Village	The developed core of Neffsville is centered on properties along Lititz Pike between Waverly Avenue and Petersburg Road. Features small-scale, mixed-use buildings that are ideal for small businesses or live-work types of uses. Any new growth would be limited to redevelopment and infill of vacant buildings or lots with structures that match the scale of existing buildings and encourage a more pedestrian-friendly streetscape.
Oregon Village	The unique, historic core of Oregon, centered on properties along Oregon Road between Route 272 and Creek Road. Features small-scale, mixed-use buildings that are ideal for small businesses. Any new development would be limited to redevelopment and infill of vacant buildings or lots of structures that match the existing character of the village.
Mixed Use Corridors	Areas featuring a development pattern that combines residential and commercial uses. These areas include both older neighborhoods built prior to the creation of zoning codes that mandated the separation of land uses, and new construction that has been built to introduce more walkable and/or transit friendly development patterns into previously suburban areas. Mixed-use areas also feature sidewalks, parking set behind buildings or in parking structures, and parks or community gathering spaces.
Institutional	Features large, multi-building campuses centered around a single organization, like a college campus or educational complexes, continuing care communities with various support services, or uses due to their size and function are unique such as hospitals and large religious institutions.
Airport	An area centered on the existing Lancaster Airport but also includes commercial and industrial development located to completement airport operations and support its economic growth.
Enterprise	Areas tailored to support a diverse range of enterprises, from manufacturing and light industrial operations to cutting-edge research facilities and innovative startups. Designed to encourage investment and job creation, and respond to the evolving needs of businesses, ensuring that the area remains competitive and attractive to new ventures. Older properties can be, depending on location, candidates for redevelopment into residential, mixed-use, or commercial uses.