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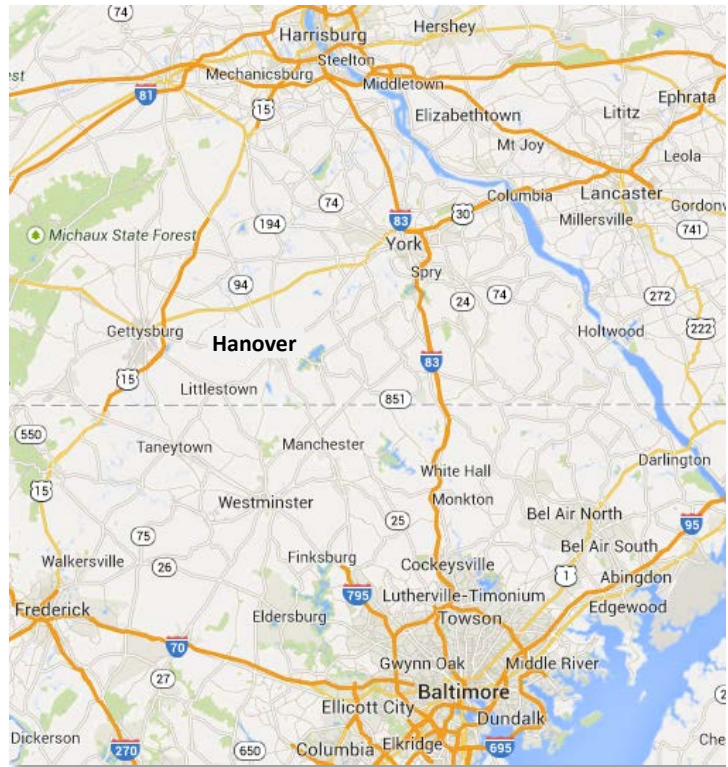
## CHAPTER 2

# THE HANOVER AREA

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Hanover Borough and Penn Township are located in southwestern York County along the Adams County border and less than five miles from the Pennsylvania-Maryland state line. The Hanover Area is 16.7 square miles in size and located 18 miles southwest of York, Pennsylvania and 42 miles north of Baltimore, Maryland. McSherrystown Borough and Conewago Township lie to the west in Adams County and are closely connected to the Hanover Area.

Like many older communities in south central Pennsylvania, Hanover's historic center is Center Square. Development extends radially from Center Square, trending from historic to contemporary, from a dense urban mixed use to dense single use to suburban single use to rural patterns. The Township's historic neighborhoods of Pennville and Parkville to the southwest and southeast of the Borough, respectively, have become part of the fabric of the Hanover community.



**Figure 2-1 Location of the Hanover Area**

The Hanover Area was settled by farmers, mostly German, developed by industrialists and railroad barons, fought over by Union and Confederate soldiers, and prospered under manufacturing and service industries. It was and is connected to other communities and economies in the mid-Atlantic region, as recognized by their local street names: PA Route 94 to Carlisle and Baltimore, PA Route 116 to Gettysburg and York, PA Route 194 to Abbottstown and Frederick, and PA Route 216 to Blooming Grove. The CSX railroad and York railway lines crisscross the Hanover Area, connecting local industry to York, Frederick, and Baltimore. Throughout its history, the Hanover Area has sustained its values for community and heritage through social organizations, the development of parks and museums, and local celebrations.

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The Hanover Area landscape features the broad gently rolling foothills of the Blue Ridge Mountains, cultivated as farmland or covered by mixed oak forest.

This landscape presents few constraints for man-made development. The York County Environmental Resources Inventory (2002) classifies most of the Hanover Area as buildable (soils with slopes less than 25 percent and more locally, less than 8 percent). The limestone geology underlying the Borough and its immediate surroundings has numerous karst features and two documented sinkholes but these have not precluded development. In fact, the underlying rock is actively quarried in nearby Conewago Township by Vulcan Materials. While the majority of the surface soils are classified as “prime” for agriculture, these same soils have some limitations for on-lot (septic) disposal systems. The few surface waterways are headwaters of the Conewago and Codorus Creeks, including Gitts Run and Plum Creek, that drain the area to the Susquehanna River, and are minimally affected by the floodplain. Wetlands, too, are few, small and scattered.

### RESIDENT POPULATION

#### POPULATION HISTORY

The Hanover Area has grown steady as a residential and employment center since 1950. The Borough’s population peaked at 15,623 in 1970, and after two decades of decline, returned to 15,300 as of 2010. The Township’s growth rate has been consistently at or above 25 percent since the mid-century, except in the most recent decade, when it was a smaller 7 percent.

As of 2000, the Borough and Township were almost equal in population size. The opening of the Hanover Shoe Apartments boosted population in the Borough in the early 2000s, nearly keeping pace with the increase in the Township. The Hanover Area’s 2010 total population was 30,901, which represents a 6 percent increase over the 2000 total population of 29,127.

#### POPULATION PROJECTIONS

##### BY YORK COUNTY

York County periodically prepares population projections by municipality and aggregates these figures to present a county population projection. The projections (e.g., 2020) are drafted as a mathematical trend then “analyzed for reasonableness using the number of housing units in the previous two decades (2000 and 2010), average household size, number and/or trends in subdivision reviews, and number and/or trends in building permit issuance. The above group of data is used to calculate low and high limits based on number of potentially available housing units, average household size, and vacancy rate.” (York County Planning Commission) The resulting decennial projection is placed in line with historical decennial counts (1960-2010) for trend projection over future decades (2030, 2040 and 2050).

The most recent projections prepared in October 2011 indicated that the populations of both the Borough and the Township are expected to steadily increase through 2050. A five percent increase of roughly 750-800 new residents is expected in each municipality by 2020, followed by a smaller two percent increase in the Borough (+325) and a larger fifteen percent increase (+2,500) in the Township by 2030. Thereafter, the Borough's growth rate is projected to remain at 2 percent per decade (+325) and the Township's growth rate, to decline to 9.7 percent (+1,850) by 2040 and 7.2 percent (+1,500) by 2050. These figures result in joint projections of approximately 32,500 residents by 2020, 35,300 by 2030, 37,500 by 2040 and 39,300 by 2050. See Table 2-1.

**Table 2-1 Population Counts, 1980-2010, and Projections, 2020-2050**

	1980	1990	2000	2010	2020	2030	2040	2050
<b>Hanover Borough</b>	14,890	14,399	14,573	15,289	16,053	16,375	16,702	17,036
<b>Penn Township</b>	9,234	11,658	14,592	15,612	16,410	18,945	20,792	22,288
<b>Joint Total</b>	26,104	28,047	29,165	30,901	32,463	35,320	37,494	39,324

Source: York County Planning Commission (2011)

## LOCALLY PROJECTED POPULATION AND HOUSING NEEDS

The July 1, 2012 population of the Hanover Area was estimated by the U.S. Census Bureau as 31,021 residents. This figure reflected an increase of 39 residents in the Borough and 47 residents in the Township since April 2010.

Projecting this rate of increase over the next two decades, the Hanover area would reach 31,362 by 2020 and 31,792 by 2030. These figures are lower than the projections prepared by YCPC. Converting the population increase to projected households and adding a vacancy factor results in essentially the same number of projected new housing units, namely 9 for the Borough and 10 for the Township. See Population-based Projections in Table 2-2.

Housing starts in the Borough (2004-2012) have been nominal and very much in line with the population-based projection. The phased Cherry Tree development is the only active residential development, representing 268 new units and a future population increase of approximately 595 residents.

However, the Township's housing starts have averaged 38 per year since 2004. Using this figure as a basis for projection and working back to a projected housing increase of 380 units over 10 years and a projected household increase of 364 results in a revised 2020 projection of 16,543 residents and a revised 2030 projection of 17,474 residents for the Township. See Housing starts-based Projections in Table 2-2. See Joint Totals for Locally Projected Population and Housing in Table 2-3.

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**Table 2-2 Projected Population and Housing, 2020 and 2030**

Geography	April 1, 2010			Population Estimate (as of July 1)		
	Census	Persons per household	Vacancy Rate	2010	2011	2012
Hanover Borough	15,289	2.22	0.043	15,310	15,339	15,349
Penn Township	15,612	2.56	0.043	15,625	15,629	15,672
Joint Total				30,935	30,968	31,021
<b>Population-based Projections</b>		<b>2020</b>	<b>Population Change</b>	<b>Household Change</b>	<b>Housing Unit Change</b>	<b>Housing Unit Change/Yr</b>
Hanover Borough		15,508	198	89	93	9
Penn Township		15,854	229	89	93	9
Joint Total		31,362	427	179	186	19
		<b>2030</b>	<b>Population Change</b>	<b>Household Change</b>	<b>Housing Unit Change</b>	<b>Housing Unit Change/Yr</b>
Hanover Borough		15,703	195	88	92	9
Penn Township		16,089	235	92	96	10
Joint Total		31,792	430	180	187	19
<b>Housing starts-based Projections</b>		<b>2020</b>	<b>Population Change</b>	<b>Household Change</b>	<b>Housing Unit Change</b>	<b>Housing Unit Change/Yr</b>
Penn Township		16,543	931	364	380	38
		<b>2030</b>	<b>Population Change</b>	<b>Household Change</b>	<b>Housing Unit Change</b>	<b>Housing Unit Change/Yr</b>
Penn Township		17,474	931	364	380	38

Source: U.S. Census Bureau; Gannett Fleming

**Table 2-3 Locally Projected Population and Housing, 2020 and 2030**

Locally Developed Projections		2020	Population Change	Household Change	Housing Unit Change	Housing Unit Change/Yr
Hanover Borough	pop-based	15,508	198	89	93	9
Penn Township	housing-starts based	16,543	931	364	380	38
Joint Total		32,051	1,129	453	473	47
		<b>2030</b>	<b>Population Change</b>	<b>Household Change</b>	<b>Housing Unit Change</b>	<b>Housing Unit Change/Yr</b>
Hanover Borough	pop-based	15,703	195	88	92	9
Penn Township	housing-starts based	17,474	931	364	380	38
Joint Total		33,177	1,126	451	472	47

Source: U.S. Census Bureau; Gannett Fleming

A further look into the backlog of development in the Township shows 815 units proposed for development or lot subdivision in advance of development, as of April 2013. See Table 2-4. A population projection based upon build-out of anticipated units in the Borough and the Township shows a capacity for 34,617 residents, as shown in Table 2-5.

# The Hanover Area

**Table 2-4 Proposed Residential Planning and Development Projects, Hanover Area, April 2013**

Project Name	Development Type	Zoning	Residential Lots (Units)	Projected Population
<b>Hanover Borough</b>				
Cherry Tree (Phase 3) by Ryan Homes	Single-family attached townhouses	R3 and O/A	146	324
Cherry Tree Court (Phase 4)	Single-family dwellings	O/A and M	122	271
Subtotal			268 units	595
<b>Penn Township</b>				
Avion			19	49
Breezewood Drive	Single-family semi-detached townhouses	R-8	12	31
Brookside Avenue Townhouses	Single-family attached townhouses	R-8	17	44
Brookside Heights - Phase I	Single-family attached townhouses	R-8	193	494
Glade Village	Multi-family apartments	R-8	31	79
High Pointe North			98	251
High Pointe (South) at Rojen Farms	Single-family dwellings	R22, R-40	129	330
Mustang Heights			24	61
Mustang Pointe	Single-family dwellings	R-8	217	556
Park Hills Manor	Single-family attached townhouses	R-8	9	23
Pine Brooke			37	95
South Heights	Single-family dwellings	R-22	64	164
Stonewicke	Single-family dwellings	R-15	195	499
Thornbury Hunt			36	92
Whispering Run		R-22	122	312
York Village Apartments	Multi-family	A/O	16	41
Subtotal			<b>1,219 units</b>	<b>3,121</b>
<b>Total</b>			<b>1,487 units</b>	<b>3,716</b>

Source: Hanover Borough, Penn Township; projected population by Gannett Fleming

**Table 2-5 Projected Residents from Planned Developments by Municipality**

Geography	Hanover	Penn	Joint
2010 Population	15,289	15,612	<b>30,901</b>
Projected Residents from Planned Developments	595	3,121	3,716
Population based upon Build-out of Planned Developments	15,884	18,733	34,617

Source: Gannett Fleming

Given the expressed residential development interest in the Hanover Area, as shown in Table 2-4, neither municipality needs to consider zoning changes to increase residential dwelling capacity to house its projected population. The housing units in approved and proposed development projects have more than enough capacity to accommodate projected growth shown in Table 2-5.

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## POPULATION AND DEMOGRAPHICS AT THE CENSUS BLOCK GROUP

Demographic data is presented on the following pages in text, maps and charts. Data were collected from the 2010 U.S. Census of Population and Housing and the American Community Survey 5-year Estimates, 2007-2011, as noted. Data were collected at the census block group level to characterize demographics on a smaller scale or neighborhoods level, and aggregated for Borough, Township and Joint Hanover Area totals and percentages.

The figures in this section illustrate more than one data set. For example, Figure 2-2 shows population overlaid with bar charts of that block group's population by age.

### POPULATION

In 2010, there were 26 census block groups in the Hanover Area, 16 in the Borough and 10 in the Township, ranging in size from 53.9 acres in the center of Hanover to 3,130.5 acres along the northern and northeastern border of Penn Township. The number of residents by census block group ranged from approximately 600 to 3,200. Smaller census block groups tended to have fewer residents and still have higher population densities than larger block groups. Total population by block group is shown in Figure 2-2.

### AGE GROUP DISTRIBUTION

The distribution of residents' ages provides an indication of community needs, such as schools and playgrounds for children, employment for adults, and health care for seniors.

Mature adults ages 40 to 64 comprised the largest age group in each municipality, followed by young adults ages 18 to 39, then children and youth under age 17, and finally seniors age 65 and over.

In the downtown block groups and areas just beyond the core, young adults equaled or outnumbered mature adults as the largest age group and seniors were relatively few in number. These areas represent residents active in the labor force and their families.

Seniors were nearly equal with mature adults as the largest age group and younger age groups were sparse in the north central part of the Borough. This area represents older workers and retirees.

Smaller, more densely populated block groups, which have smaller lots and yards, had fewer children and youth. These areas are clearly less attractive to families with children.



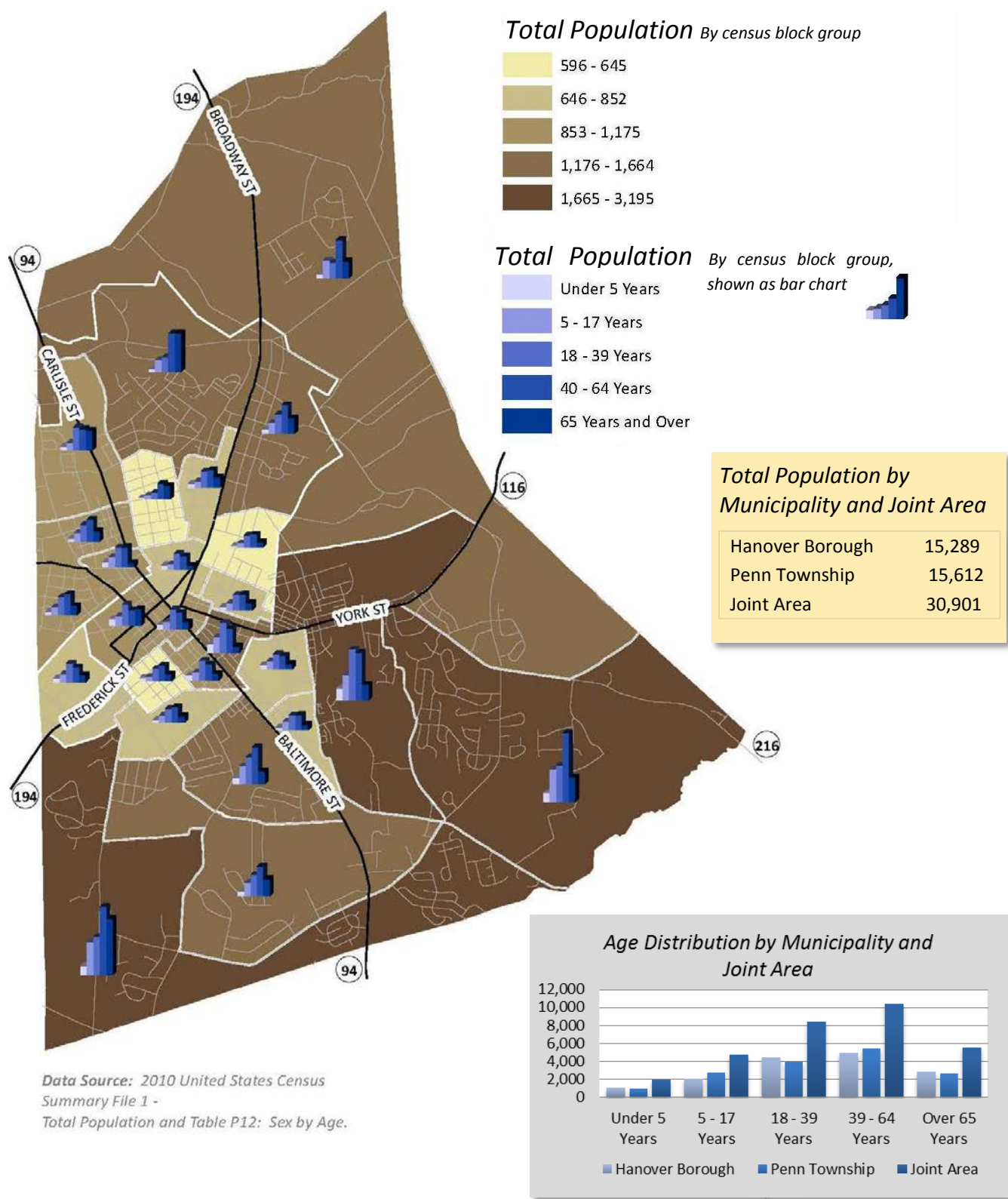


Figure 2-2 Total Population and Age Group Distribution by Census Block Group, Municipality and Joint Area

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### MINORITY GROUPS

Residents' racial and ethnic identities enable decision-makers to consider the fair and reasonable impact of public projects and policy on minority populations; this is one aspect of environmental justice. Some communities also choose to celebrate their ancestry and diversity through fairs and festivals. Knowledge of their residents' ancestry and ethnicities enables community leaders to consider this cultural opportunity.

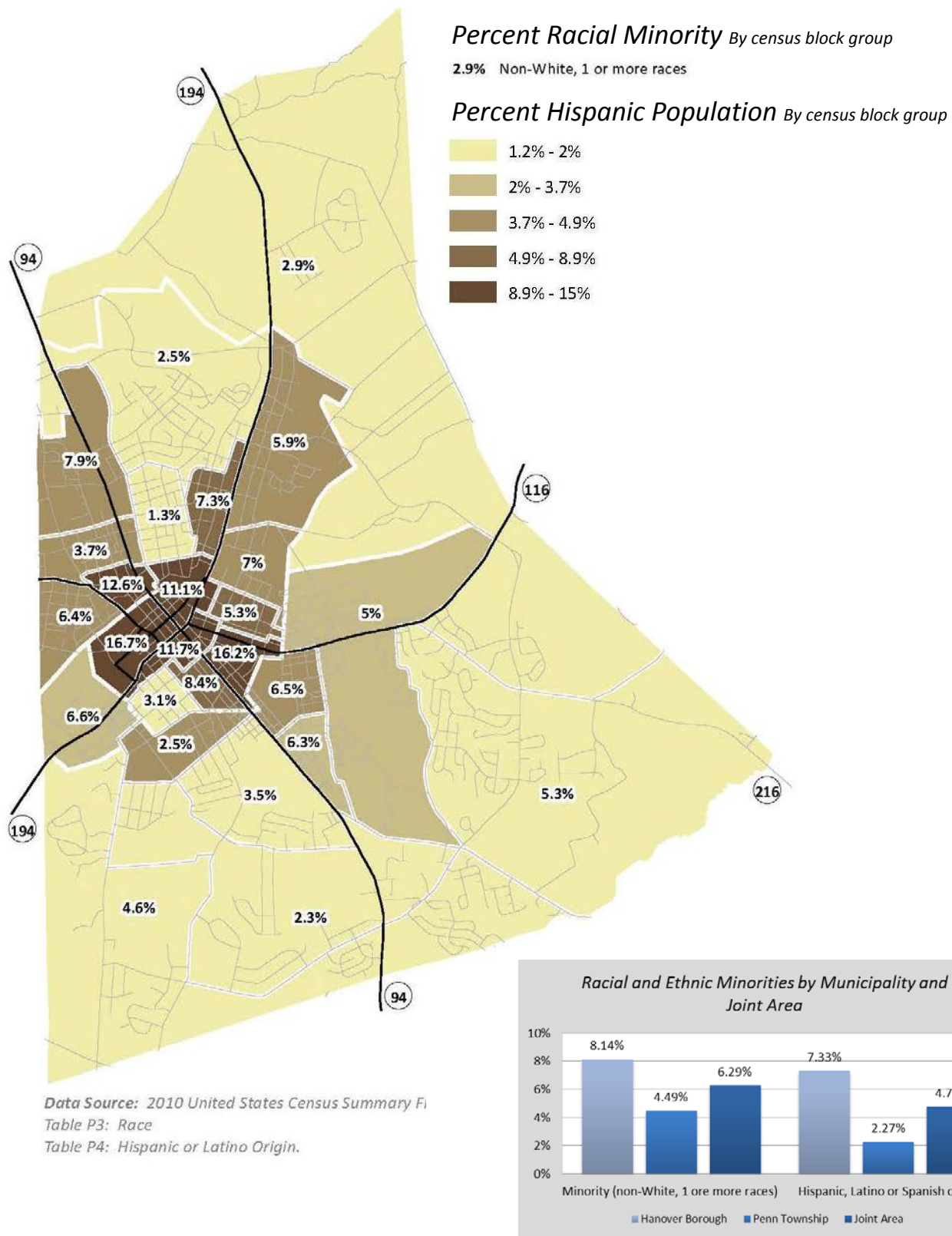
In 2010, residents of a minority race, any race other than White Alone, were present in every block group and averaged 6.29% across the Hanover Area. Percentages of racial minority residents ranged from 1.3% to 16.7%. The block groups with the highest and lowest percentages were located in the Borough; percentages of minorities in the Township were much narrower, from 2.5% to 5.3%.

Percentages of racial minorities were generally highest in the downtown and declined outward with a few exceptions. Block groups immediately east and west of Center Square had percentages of racial minorities above 16 percent; block groups at and north of Center Square also had percentages above 10%.

Residents of Hispanic ethnicity were also present in every block group in 2010, ranging from 1.2% to 15%, and averaged 4.8% across the Hanover Area. Percentages of ethnic minorities were generally highest in the downtown and declined outward with exceptions similar to racial minorities, namely the north central part of the Borough and one block group southwest of Center Square.



# The Hanover Area



**Figure 2-3 Racial and Ethnic Minorities by Census Block Group, Municipality and Joint Area**

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### ESTIMATES OF EDUCATIONAL ATTAINMENT OF RESIDENTS 25 YEARS AND OLDER

Residents' education attainment, the highest level of education completed, indicates their workforce readiness and aptitude. Such figures are often a part of a community profile shared with prospective businesses.

Estimated percentages of residents who have earned a high school diploma or its equivalent ranged from 60.6% to 97.0%. These percentages were generally higher in the south and lower in the north; block groups with the lowest percentages were in the northeastern portion of the Borough.

Estimated percentages of residents who have obtained a Bachelor's degree ranged from 4.9% to 43.2% and averaged 18.38% across the Hanover Area. Block groups with the highest percentages were typically along the edge of the Borough and in the southern portion of the Township. The lowest percentages were just outside downtown.

Patterns were similar for the estimated percentages of residents who have obtained a Master's, Professional, or Doctoral Degree, which ranged from 0% just north of downtown to 19.7% west of downtown and averaged 6.77% across the Hanover Area.

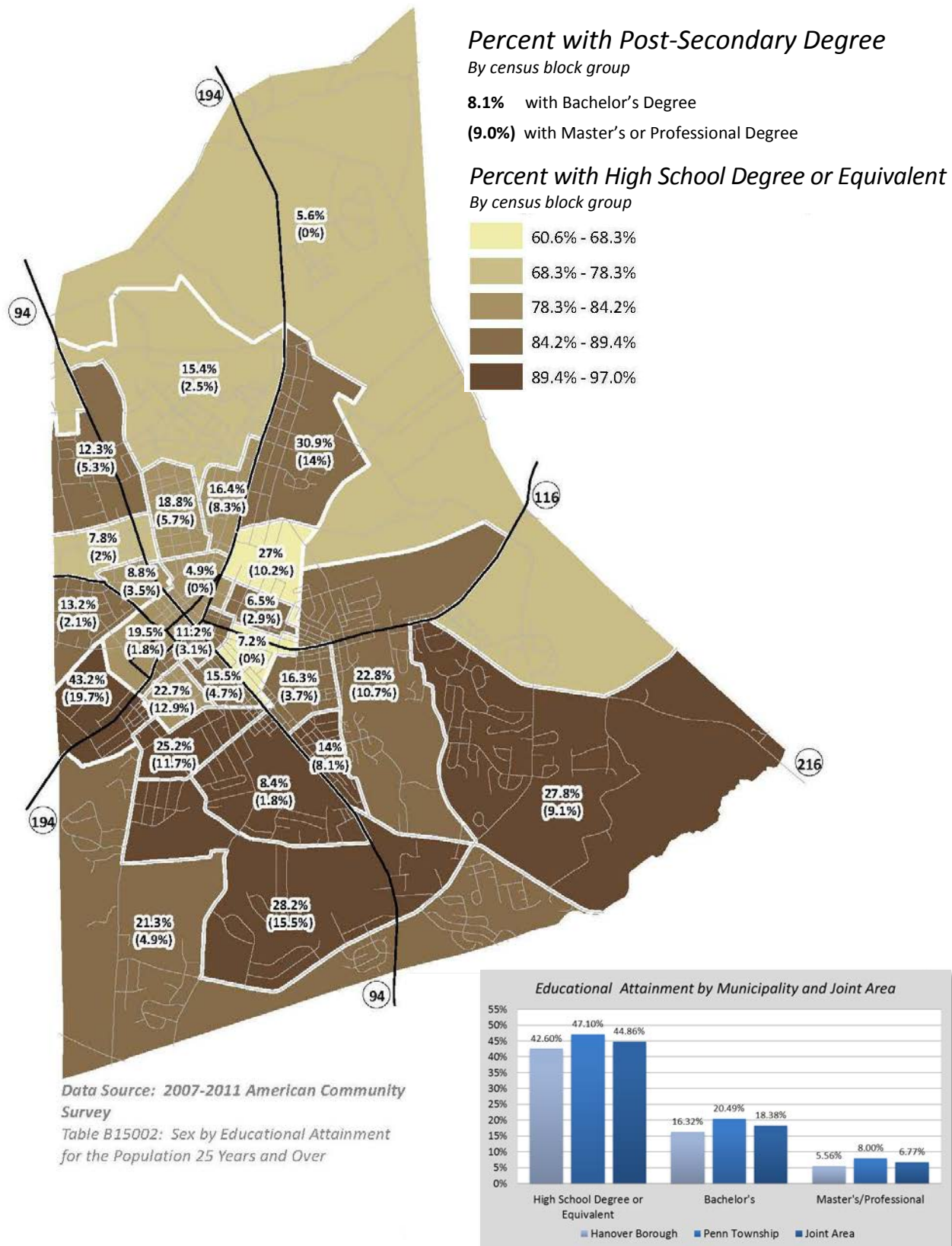


Figure 2-4 Educational Attainment by Census Block Group, Municipality and Joint Area

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### HOUSEHOLDS

The resident population of the Hanover Area lived as 12,847 households in 2010; 6,806 households in the Borough and 6,041 households in the Township. Whether family or non-family, households were smaller in the Borough at 2.22 persons per household and 2.85 persons per family household versus 2.56 persons per household and 2.94 persons per family household in the Township.

Incorporating age data, nearly one in three households had children less than 18 years of age and a similar number of households have at least one resident age 65 or older.

### HOUSEHOLD INCOME AND POVERTY, 2010

Household income and poverty statistics reflect the economic status of residents and indicate areas where disadvantaged, low income households are concentrated.

Estimates of median household income by census block ranged from approximately \$29,000 to \$83,000 and averaged \$53,174 across the Hanover Area. Average median household income was estimated as \$47,878 for the Borough and \$61,648 for the Township.

Households in the downtown tended to have the lowest median incomes and those at edges of the Hanover Area, the highest median incomes, however the pattern in between was mixed. Most blocks groups adjacent to downtown had notably higher incomes, with block groups in the next tier, moving outward from downtown, with slightly lower incomes.

According to estimates, there were residents living below poverty in every block group in recent years. Estimates of individual living in poverty by census block ranged from approximately 1.5% to 29.7% and averaged 9.1% across the Hanover Area. Rates of poverty were highest in the lower income areas of downtown and its surrounding block groups, and lowest in the outlying block groups.

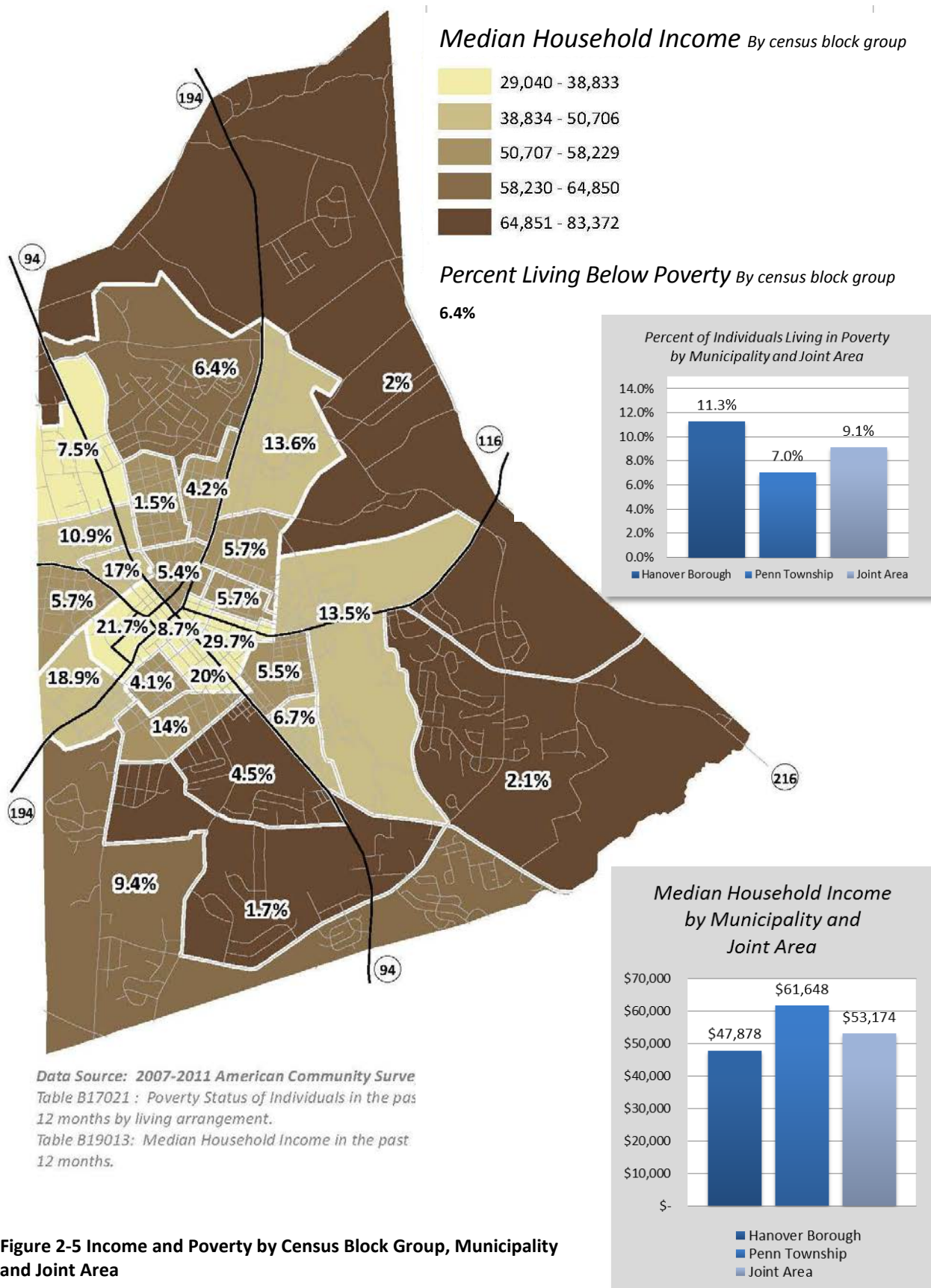
### HOUSING UNITS

There were 13,573 housing units in the Hanover Area in 2010. Of these, the majority were occupied and specifically owner-occupied. Owner-occupancy was higher in the Township (79.8%), and renter-occupancy was higher in the Borough (45.6%).

Of the total units, 726 units (5.3%) were vacant, mostly for sale or rent. The homeowner unit vacancy rates were very low: 2.3% in the Borough and 1.9% in the Township, reflecting a tight homeowner market. The rental unit vacancy rates were 6.6% in the Borough and 4.4% in the Township, reflecting a healthy rental market with a reasonable number of available units. Available rental units made up more than half of all vacancies in the Borough.



# The Hanover Area



**Figure 2-5 Income and Poverty by Census Block Group, Municipality and Joint Area**

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### LENGTH OF HOME OCCUPANCY AND RESIDENCY

Estimates from the American Community Survey 2008-2012 indicate that the majority of residents of the Hanover Area (60.09%) moved into their current home since 2000 or within about the past 10 years (Table 2-6). Another 19.13% have been in their current homes since 1990 or a little over 20 years ago. This data shows that the Hanover Area is attractive to residents and that the housing market has been active since 1990. These “movers” include those who have relocated within the Hanover Area as well as those from farther away. Only about 1 in 5 householders (20.78%) has been in the same unit since 1980 or earlier.

Residency data (Table 2-7) reveals from where new residents have relocated. The American Community Survey 2008-2012 estimated that slightly more new residents in the past year relocated locally within York County (2,249) than from other counties (1,876). This figure could, in fact, be higher if adjacent Adams County were included as a local relocation; this data was not available. The majority of county-to-county movers (1,289 of 1,876) relocated from elsewhere in Pennsylvania. The remainder of new residents (619) came from other states or abroad. Census 2002 reported a similar distribution of new residents though in a longer 5 year history. The most significant difference was that more new residents relocated from outside of Pennsylvania.

This data shows that a portion of new residents are coming from other communities, where government services and responsibilities may be different from those in the Hanover Area. These new residents may have expectations that do not align with services, service quality or duties of local government and community services providers. Municipal mailings, newsletters and websites are therefore an important means of educating new residents about services and department contacts.

**Table 2-6 Year Householder Moved into Unit**

	Borough		Township		Joint Area	
Occupied housing units	6,659		6,013		12,672	
Moved in 2010 or later	736	11.10%	401	6.70%	1,137	8.97%
Moved in 2000 to 2009	3,462	52.00%	3,016	50.20%	6,478	51.12%
Moved in 1990 to 1999	1,110	16.70%	1,314	21.90%	2,424	19.13%
Moved in 1980 to 1989	489	7.30%	611	10.20%	1,100	8.68%
Moved in 1970 to 1979	358	5.40%	241	4.00%	599	4.73%
Moved in 1969 or earlier	504	7.60%	430	7.20%	934	7.37%

Source: American Community Survey 5-year Estimates, 2008-2012



**Table 2-7 Past Residency**

	Hanover		Penn		Joint Area	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
RESIDENCE 1 YEAR AGO	Estimate	Percent	Estimate	Percent	Estimate	Percent
Source: 2008-2012 American Community Survey 5-Year Estimates						
Population 1 year and over	15,128	15,128	15,446	15,446	30,574	30,574
Same house	12,646	83.60%	13,771	89.20%	26,417	86.40%
Different house in the U.S.	2,473	16.30%	1,652	10.70%	4,125	13.49%
Same county	1,350	8.90%	899	5.80%	2,249	7.36%
Different county	1,123	7.40%	753	4.90%	1,876	6.14%
Same state	741	4.90%	548	3.50%	1,289	4.22%
Different state	382	2.50%	205	1.30%	587	1.92%
Abroad	9	0.10%	23	0.10%	32	0.10%
RESIDENCE IN 1995	Number	Percent	Number	Percent	Number	Percent
Source: Census 2000 Summary File 3 (SF 3) - Sample Data						
Population 5 years and over	13,666	100	13,688	100	27,354	200
Same house in 1995	7,092	51.9	8,629	63	15,721	51.42%
Different house in the U.S. in 1995	6,407	46.9	4,982	36.4	11,389	37.25%
Same county	3,757	27.5	2,488	18.2	6,245	20.43%
Different county	2,650	19.4	2,494	18.2	5,144	16.82%
Same state	1,458	10.7	956	7.0	2,414	7.90%
Different state	1,192	8.7	1,538	11.2	2,730	8.93%
Elsewhere in 1995	167	1.2	77	0.6	244	0.80%

## THE ECONOMY

The Hanover Area economy (the 17331 zip code) included more than 24,000 people employed at 1,192 businesses in 2010. The number of businesses peaked at nearly 1,280 in 2007 and employment peaked over 27,000 in 2008. However, between 2008 and 2010, more than 1,400 jobs were lost each year. This was the same time that most of the nation was experiencing a severe economic downturn.

Both Hanover Borough and Penn Township are home to several major employers, some with national and international renown. As of 2012, the largest employer in Hanover Borough was Hanover Hospital, with approximately 1,300 employees. The second largest was Utz Quality Foods, employing almost 1,300 as well. R.H. Sheppard was another significant employer in the Borough with over 1,000 workers. Numerous smaller businesses, mostly manufacturing, were small to mid-size employers.

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Penn Township's largest employer in 2012 was Snyder's of Hanover with a workforce of 850, followed by ESAB Welding with 400. While the Township's largest employers were not as large as the Borough's, the Township had seven businesses employing more than 100 people. Like the Borough, most of these were manufacturers.

### ECONOMIC DRIVERS

A wide range of industries contribute to the Hanover Area economy but a few truly generate economic value as measured by various business and employment metrics. These economic drivers are outlined below and detailed in Chapter 4.

#### MANUFACTURING

Hanover Area manufacturers produce goods for sale (or providing services) beyond the local area and thus import economic value. Manufacturing employers with 300 or more employees include: Utz Quality Foods, R. H. Sheppard Company, Snyder's of Hanover, ESAB Welding and Cutting Products, the Sheridan Group and Hanover Foods Corporation.

#### DID YOU KNOW?

As a major center of food and snack manufacturing, the Hanover Area positively impacts the overall economy of South Central Pennsylvania.

#### ACCOMMODATION AND FOOD SERVICES

Accommodation and food services ranked second in its value for employment and economic value. This industry includes local lodging and national hotels and restaurants of all types, and represents a portion of the tourism industry.



#### RETAIL TRADE

Retail trade ranked fourth for employment

and economic value to the Hanover Area. Recent growth in the retail trade industry,

including the development of Hanover

Gateway Shopping Center, has likely increased business numbers and employment.



#### HEALTH CARE AND SOCIAL ASSISTANCE

Health care and social assistance ranked sixth in 2010 and represented 156 businesses and 3,074 jobs. All metrics have trended positive since 2005: business growth (+4), job growth

(+1,431, 87.1%), and resident employment (+1,431). With more than 1,300 employees, the Hanover Hospital was the largest employer.

## THE LAND USE PATTERN

As shown by land use data from the York County GIS Department, the Hanover Area has an established development pattern radiating from Center Square along the state highways. See Map 1, 2012 Existing Land Use.

### URBAN CORE

Small-scale, mixed-use urban patterns are found in the Borough's core and adjoining areas of the Township. Small- to mid-size commercial uses dominate these areas, at least on the ground floor. Some parcels are multi-use, hosting residential or opportunities for residential uses above; others are single use. Tax-exempt public services are also common in the core. The rail corridor hosts commercial uses in the downtown and industrial uses east and west of downtown. Structures commonly share walls. Yards are small, if present at all. Sidewalks provide a visual and functional connection between individual lots and the community at large. Vacancies, blighted buildings, and surface parking lots indicate that the historic urban fabric is stressed by modern living and travel.

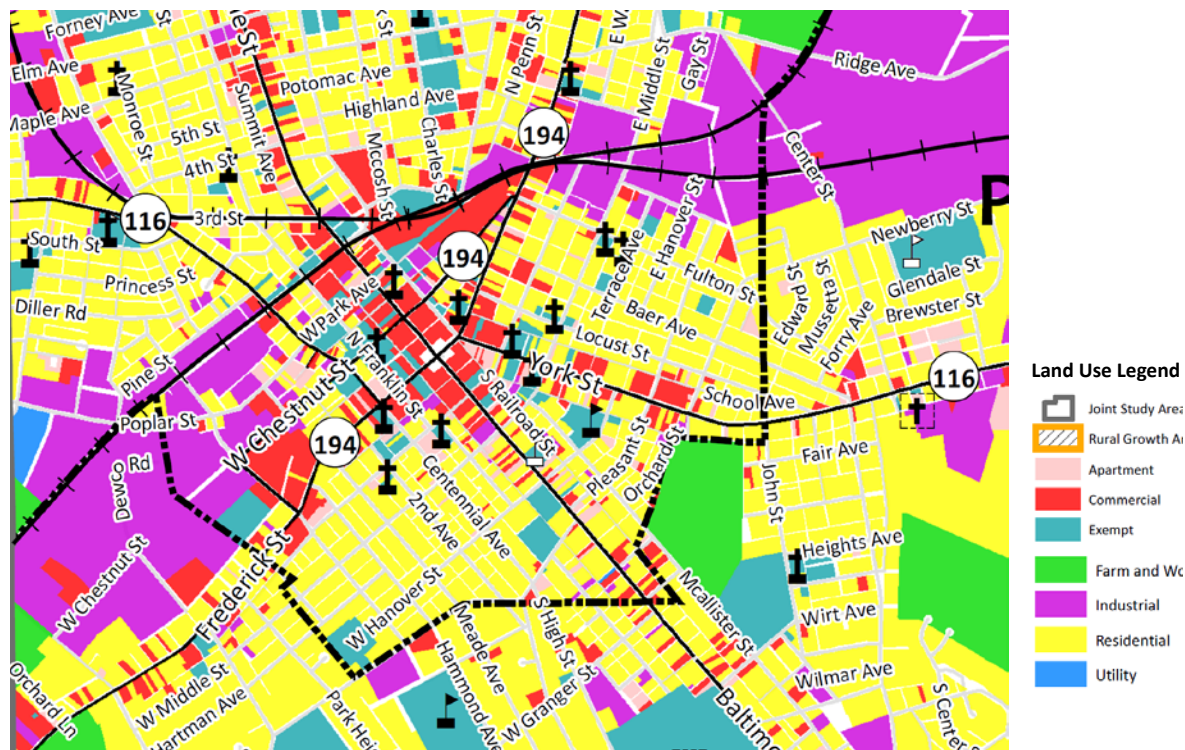
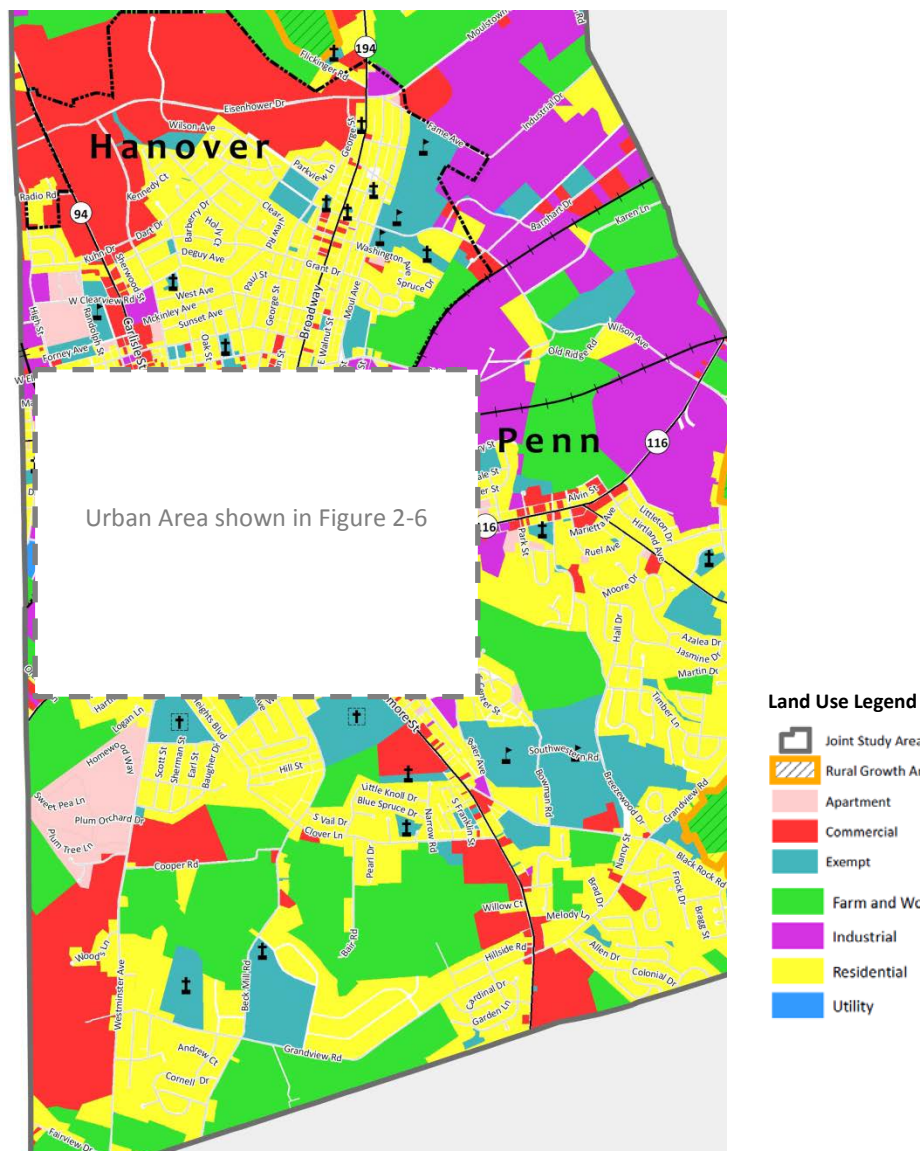


Figure 2-6 Excerpt from the 2012 Land Use Map showing the urban land use pattern

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### SUBURBAN SURROUNDINGS

Outside of the core, mid-size commercial and public uses and small- to mid-size industrial uses line the “spokes” of the state highways. Suburban neighborhoods occupy the spaces between the spokes of PA 94/Carlisle Street, PA 116/Frederick and High, and PA 194/Broadway in the north and between PA 216/Blooming Grove Road and Westminster Avenue in the south. Beyond the residential area to the north, large commercial retail uses line the east-west corridor of Eisenhower Drive. East of town, large industrial and public uses occupy lands from Moulstown Road to PA 116/York Road. Industrial uses along the rail lines become less dense as they extend from the core into Conewago Township.



**Figure 2-7 Excerpt from the 2012 Land Use Map showing the suburban land use pattern**

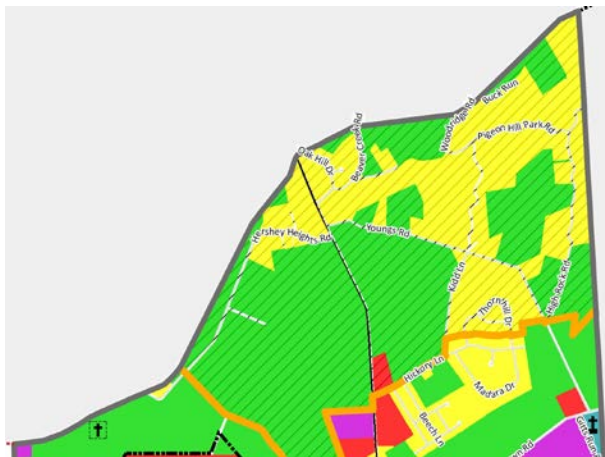


Throughout this suburban area, parcels tend to be single use and single story with clear separation between lots and buildings. Each lot is served by its own parking lot, thus larger uses have larger lots and more internal circulation. Sidewalks are still common in both business and residential areas but are not completely continuous. Pockets of farmed fields that are present today in southern Penn Township are planned for residential uses.

## RURAL EDGES

At the northern and southeastern edges of the Hanover Area, the rural landscape includes farmed fields, a few larger lot residential subdivisions, country homes tucked in the wooded Pigeon Hills, and Codorus State Park. These low density properties are typically served by on-lot wells and septic systems, and primarily connected to the community by the roadway network.

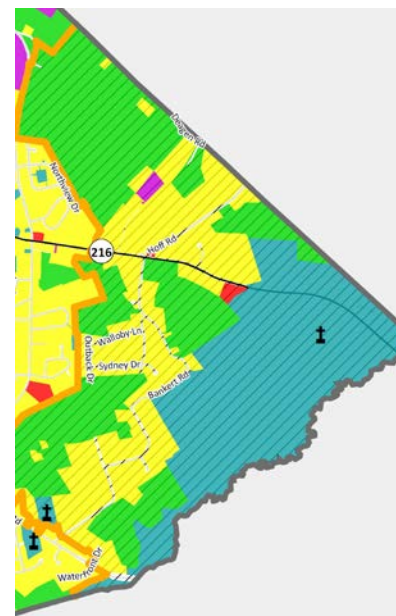
Land use patterns are generally compatible with few if any conflicts, particularly within areas of similar development scale.



**Figure 2-8 Excerpt from the 2012 Land Use Map showing the rural land use pattern in the north**

### Land Use Legend

- Joint Study Area
- Rural Growth Area
- Apartment
- Commercial
- Exempt
- Farm and Woodland
- Industrial
- Residential
- Utility



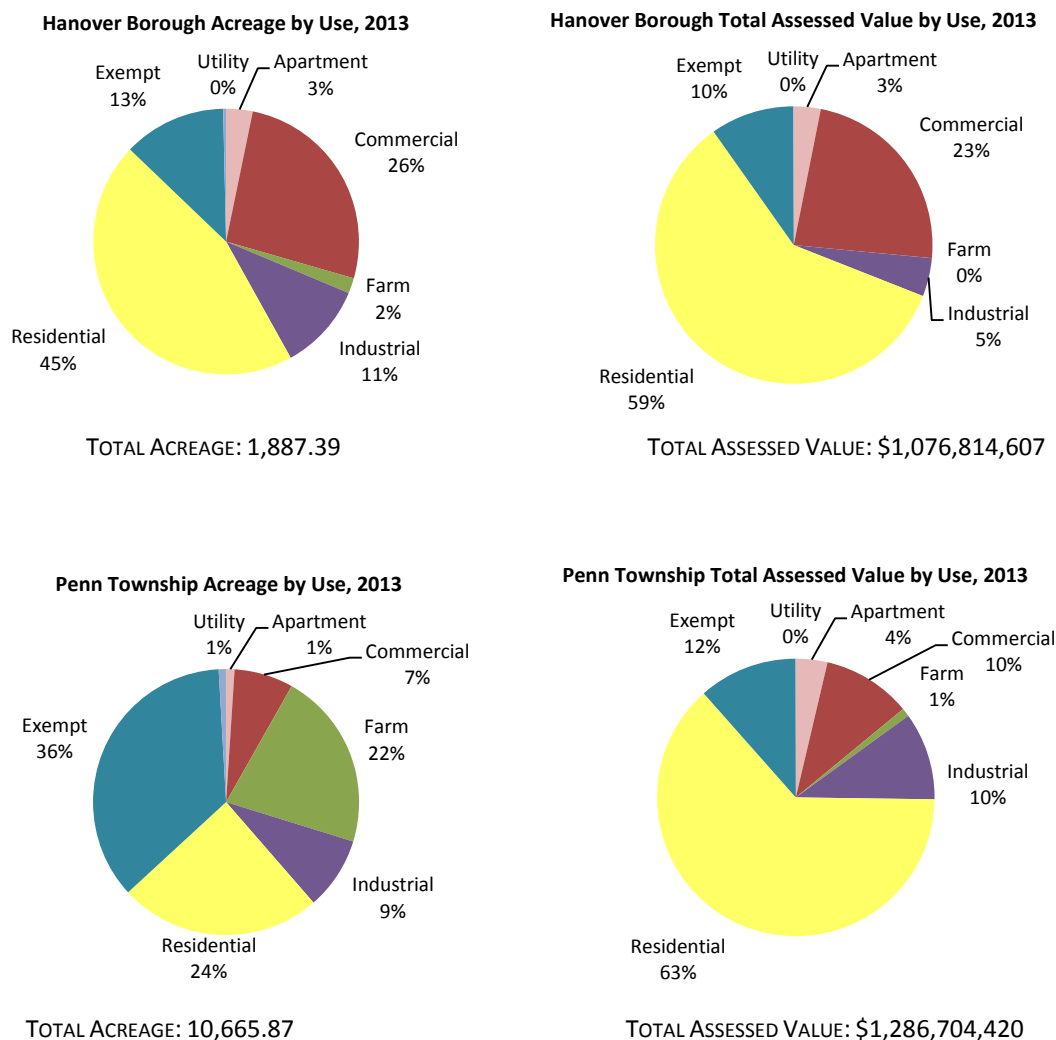
**Figure 2-9 Excerpt from the 2012 Land Use Map showing the rural land use pattern in the southeast**

These three patterns generally introduce the land use pattern of the Hanover Area. Detailed analysis of the land use distribution and trends is presented in Chapter 5.

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Each municipality determines its tax rate based on the distribution of uses, particularly those eligible for taxation, and their total land and building value. Because the distribution and concentration of their uses and total assessed values vary (see Figure 2-9), as well as the services provided, their municipal tax rates also vary: Hanover Borough, 5.5 mills; Penn Township, 3.65 mills.

**Figure 2-9 Distribution of Uses by Acreage and Total Assessed Value, Hanover Borough and Penn Township, 2013**



Source: York County Assessment Office



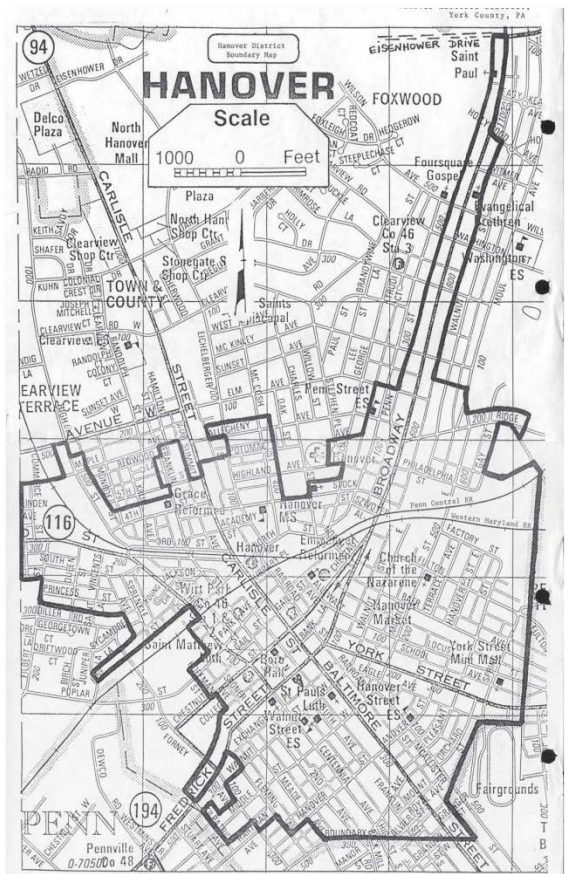
## UNIQUE NATURAL AND CULTURAL FEATURES

The Hanover Area a community has been growing for more than a century in a landscape with few natural constraints. The Borough sits at a high point between the Conewago Creek to the west and the Condorus Creek to the east. The topography is relatively flat, and perennial headwater streams begin just outside the Borough in the Township. Forests were cleared and converted for farmland generations ago. Prime agricultural soils remain open and farmed in the northern portion of Penn Township between the Borough and the Pigeon Hills. Other farmed land in the central and southern portions of the Township have been developed for community and economic uses. There are designated floodplains along the streams and scattered wetlands in the Hanover Area, generally affecting portions of the Township. The headwaters of Oil Creek to the east of the Borough are listed by PA DEP as impaired by siltation or sediment from non-point local sources. A detailed environmental inventory is available in York County planning documents and GIS data.

Cultural values and history, however, are evident in historic architecture, parks and civic spaces, and snack manufacturers who open their doors to curious consumers. See Map 2, Significant Natural and Cultural Features.

## HISTORIC SITES

The **Hanover Historic District** is a National Historic District designated by the National Park Service. The district includes 2,632 contributing buildings, 4 contributing sites, 3 contributing structures, and 1 contributing object (The Picket) in the central business district and surrounding residential area of Hanover. Most of the buildings date between 1870 and 1946, with some notable [Colonial Revival](#), [Queen Anne](#), and Pennsylvania German vernacular style frame and brick buildings. Notable contributing buildings include: the Forney House (1905), Evangelical Brethren Church Rectory (c. 1930), Hanover Shoe Store (c. 1930), Sheppard and Myers Building (c. 1890), Richard McAllister Inn (c. 1925), Peoples Bank building (1901), Hanover Broad Silk Works (c. 1910), Myers and Sheppard Residences (1912-1913), Emmanuel United Church of Christ (1899), Union Station (1892), Bank of Hanover (1906), and Hanover Public Library (1910). The contributing structures are two natural gas pumping stations (c. 1940) and a railroad freight car (1922). Located in the district and separately listed on the National Register of Historic Places are the [Eichelberger High School](#), [George Nace \(Neas\) House](#) (c. 1783), and former [U.S. Post Office](#). [Read more in Chapter 10.](#)



## Chapter 2

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Other distinctive buildings in the Hanover Area include the Hanover Theater, the Gitt Memorial Library, and the Charles P. Ketterer Wagon Factory.

Construction of the **Hanover Branch Railroad** to Hanover Junction was completed in 1852.<sup>1</sup> In 1858, the **Gettysburg Railroad** opened a railroad link to Gettysburg and the **Hanover and York Railroad** completed a rail line to York in 1876. These rail lines connections attracted industry and spurred broader economic growth across the Hanover Area. Union Station (Union Depot) at 235 Railroad Street, one of the historic district's most significant contributing buildings, was Hanover's passenger depot.

During the American Civil War, the Battle of Hanover was fought on June 30, 1863. Union cavalry under Judson Kilpatrick encountered Confederate cavalry under J.E.B. Stuart and **a sharp fight ensued in the town and in farm fields to the south, particularly along Frederick Street**. The inconclusive battle delayed the Confederate cavalry on their way to the Battle of Gettysburg. Three days before the battle, another detachment of Virginia cavalry had briefly occupied Hanover, collecting supplies and horses from local citizens.<sup>2</sup>

### PARKS AND CIVIC SPACES

**Center Square** has been renamed several times but has always been a focal point for the community. In 1815, it was Market House Square, when the open-sided market house stood in the center of the intersection. In 1873, a large park-like traffic circle with an ornate fountain at its hub replaced the market house and the name was changed to Fountain Square. In 1904, the fountain was removed to Wirt Park and replaced by the Pickett, a bronze statue of a soldier on horseback commemorating the 1863 Battle of Hanover, and the name was changed to Center Square. In 1968, the traffic circle was removed and the Pickett, a cannon and other memorabilia were relocated, some of them more than once.



The **Hanover Farmer's Market** has operated since 1815 and been housed at the Markethouse on 210 East Chestnut Street since 1933.

The **Hanover Fire Museum** was established in 1980 after the consolidation of the Hanover Fire Company #1 and Eagle Fire Company #2 into



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<sup>1</sup> Prowell, George R. (1907). History of York County, Pennsylvania.

<sup>2</sup> Ibid.

one building. Each volunteer fire company had its own collection of fire memorabilia and apparatus and both expressed an interest in preserving this history. In response, a museum room was included in the design of the new Central Station at Wirt Park. The museum contains three pieces of apparatus – a 1882 Silsby Steamer, a 1830 circa 2 cylinder piston hand pumper, and a 1770 circa Nushem grinder hand engine – a working 1911 Gamewell Alarm Board, and various small pieces of fire memorabilia.

**Guthrie Memorial Library**, previously the Young Memorial Library and the Hanover Public Library, was established in 1911 after three major contributions from benefactors George Metzger in 1879, Jacob Smith in the in the 1880s, and Howard and Martha Young. In over 100 years, the library's core mission has not changed: to provide free access to educational, cultural and recreational resources. The library was renovated and rededicated in 2011.

The Borough and the Township have numerous **public parks** for local recreation. They range in size from small neighborhood parks and historic sites to mid-size and large complexes for athletics and picnicking. Many of the parks are named in honor of historic residents, e.g. Attlesberger, Baer, DeGuy, Moul, Myers, Wirt and Young.

The York-Hanover Trolley once carried passengers from Hanover to York. The corridor is now owned by GPU Energy as a transmission line corridor and has been developed as the **Hanover Trolley Trail** for local recreation. Trail segments in the Borough and the Township are complete.

The 3,452-acre **Codorus State Park** spans the border between Penn and West Manheim Townships in the rolling hills of southern York County. The 1,275-acre man-made Lake Marburg has 26 miles of shoreline and is a rest stop for migrating waterfowl and shorebirds. The lake is also popular with sailboaters and motorboaters. Boat, canoe, and paddle boat rentals are available.<sup>3</sup> Anglers love the lake for warm water fishing and can also fish Codorus Creek for trout. Picnicking, swimming in one of the largest pools in the state, disc golf, and camping are among the most popular activities, though a wide array of activities, including winter sports, as well as open space conservation are supported at the park. Lake Marburg provides habitat for a PA-threatened animal species and is therefore noted as a natural area in the York County Natural Areas Inventory.

## MANUFACTURERS AS COMMUNITY AND ECONOMIC DEVELOPERS

The **Hanover Shoe Company** was established in 1899 by Mr. Harper Donelson Sheppard and Mr. Clinton N. Myers to sell the best shoes for one price, \$2.50 a pair, directly to the public. They opened their first store in York in 1900 and a large shoe factory in Hanover in 1910. The two men were also responsible for financing or operating such ventures as the Hanover General Hospital, the Evening Sun, the public waterworks and two impounding dams, the

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<sup>3</sup> <http://www.dcnr.state.pa.us/stateparks/findapark/codorus/index.htm>, accessed February 20, 2013.



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local athletic field and the Hanover Shoe Farms.<sup>4</sup> In 1978, C&J Clark bought the Hanover Shoe Company and the Bostonian shoe company the following year, and moved most manufacturing to West Virginia, where operations were cheaper, and keeping a plant along Kindig Lane in Conewago Township. A distribution center was later built adjacent to the plant and the manufacturing plant was closed. The factory on Carlisle Street was converted into apartments in 2001 and the power plant, into the Hanover Fire Museum.<sup>5</sup> The Clark Company built its US logistics center in Conewago Township in 2012, encouraged by a Federal Trade Zone designation.

**Utz Quality Foods** began in 1921 as "Hanover Home Brand Potato Chips" and in 2003 opened its fourth local production facility. In 2004, sales reached \$235 million annually, spurred in part by market expansion, a targeted advertising campaign in the New York City metropolitan region and a 2001 Consumer Reports taste test ranking Utz as the best tasting potato chip in the nation. Today, Utz Quality Foods remains a family-owned Hanover Area business.<sup>6</sup> The company has worked in partnership with the Hanover Soccer Club to develop sports fields behind its Carlisle Street facility.

**Snyder's of Hanover** dates to 1909 when Harry V. Warehime, founder of Hanover Canning Company, began producing Olde Tyme Pretzels for the Hanover Pretzel Company and to the 1920s, when Eda and Edward Snyder II began frying potato chips in a kettle at their home on Centennial Avenue and peddling the snack door-to-door and to fairs and farmers' markets. Hanover Canning bought Snyder's in 1961 and split off the snack-focused enterprise in 1980. Snyder's flagship pretzel bakery on York Street houses a factory store and offers a free in-house tour. In 2010, Snyder's of Hanover merged with Lance, Inc. In 2012, the company added a research and development center to serve all of the company's snack lines, powered by a 26-acre solar field.



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<sup>4</sup> <http://www.selectregistry.com/members/sheppard-mansion-bed-breakfast.asp>, accessed February 20, 2013.

<sup>5</sup> [http://hsc.thomas-industriesinc.com/HSC\\_History.htm](http://hsc.thomas-industriesinc.com/HSC_History.htm), accessed February 20, 2013.

<sup>6</sup> [http://www.utzsnacks.com/about\\_history.html](http://www.utzsnacks.com/about_history.html) and [http://en.wikipedia.org/wiki/Utz\\_Quality\\_Foods,\\_Inc.](http://en.wikipedia.org/wiki/Utz_Quality_Foods,_Inc.), accessed February 20, 2013.