

Proposal for a Corkran Cultural District for the Rehoboth Art League Campus

Submitted by the Rehoboth Art League to the Henlopen Acres Planning Commission at its Meeting on December 1, 2014, in connection with its 2014 Update to its Comprehensive Development Plan

Purpose of the Corkran Cultural District: As Col. Corkran wrote over 80 years ago, Henlopen Acres is a place where "cultured people" may live "amid conditions which make for health, comfort, and refined pleasure." The Cultural Zone recognizes the important role of cultural amenities to the sustainability of the unique and historic character of the Henlopen Acres community.

It shall include a parcel of land and related buildings, structures, or other erections that are built, maintained, altered, or used for community activities such as libraries, art galleries, municipal clubs, and for recreational, educational, philanthropic, or community purposes.

To preserve that character, properties within the Cultural Zone may be used for commercial activities, provided they are undertaken only by those non-profit organizations involved with the Cultural Zone property.

Definitions:

Philanthropical Use: A private not for profit initiative designed for public good focusing on quality of life. Such a use involves fund raising so that it can provide community services that fulfill the goals of its mission.

Community Purposes: Shall mean enhancing the quality of life of a community by advocating cultural enhancement through education, all forms of art and culture, and art displays.

Accessory Uses and Structures, customarily incident to any of the Permitted Uses in the Cultural Zone, are also permitted