

Zoning & Planning
Committee
January 11, 2021

**Clarification of Existing
Allowed Research and
Development Uses**

Joint presentation by

Department of Planning and Development
and the Economic Development
Commission

Corrective Measure to Clarify R&D Use to Encourage Investment by R&D Enterprises

- Existing zoning for Research and Development and Laboratory and Research Facility uses are contradictory and lead to confusion
- Proposed Revisions retain original intent of zoning by-law and uses allowed by right in MU1, MU2, M and LM Districts and by special permits in other areas
- Manufacturing definition updated to reflect product and/or process development associated with R&D industries such as life sciences, robotics, etc.
- Technical inconsistencies corrected
- Consistent with City's Economic Development Plans

Existing Zoning

Business, Mixed Use & Manufacturing Districts	BU1	BU2	BU3	BU4	BU5	MU1	MU2	MU3	MU4	M	LM	Definition/ Listed Standard
	Research and development	--	--	--	--	--	--	--	P	--	--	--
Laboratory and research facility	SP	SP	SP	SP	SP	P	P	SP	P	P	P	Sec. 6.5.9

6.4.28. Research and Development

A. **Defined.** [reserved]

6.5.9. Laboratory and Research Facility

A. **Defined.** Research and development facility, laboratory or research facility with or without recombinant DNA research or technology, as defined in Revised Ordinances Chapter 12, Sections 12-20 et. seq.

B. **Standards.** In the business 5 District, the facility is exclusively for research purposes with no manufacturing on the premises.

(Ord. No. S-260, 08/03/87; Ord. No. T-319, 12/20/93; Ord. No. A-113, 06-19-17)

Proposed clarifications

- 6.4.28 Research and Development Use
 - Eliminate from use table
- 6.5.9 Laboratory and Research Facility
 - Refine definition to better align with 21st century research and development (e.g. sustainability, technology, life sciences, robotics, etc.)
 - Clarify accessory manufacturing use associated with R&D
- 6.5.11 Manufacturing
 - Allow the types of manufacturing in the 21st century associated with research and development
- 6.7.4 Scientific Research and Development Activities
 - Clarify only applies to civic and institutional uses

Economic Development Strategy (2019)

- Goal 1 - Objective A:
 - *Increase lab space to capitalize highly-skilled workforce with science background and regional economic trends*
- Goal 1 - Objective B:
 - *Increase office space in Newton ... to attract and retain companies and increase the commercial tax base*
- Goal 3 - Objective H:
 - *Target growth sectors based on Newton's strengths – bio/life sciences; healthech; professional and technical services (including IT)*

Unique Opportunity to Increase Commercial Tax Base with R&D Enterprises

- Exodus away from high-cost urban areas accelerated by COVID-19 creates opportunity for R&D activities in Newton
- Newton can leverage Massachusetts' strength as an R&D powerhouse (e.g., biotech R&D jobs reached 46,000 in 2019, an increase of 18% from 2018 – *MassBIO's 2020 Industry Snapshot Report*)
- Newton's highly-educated resident labor force is well aligned with the higher-skill, higher-wage jobs available in R&D

Next Steps

- Set public hearing
- Continue to refine language with EDC, law, and research and development experts