

Zoning & Planning
Committee
February 8, 2021

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

Joint presentation by

Department of Planning and Development
and the Economic Development
Commission

Public Hearing

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	--	--	--	<u>Sec. 6.4.28</u>
Laboratory and research facility	SP	SP	SP	SP	SP	P	P	SP	P	P	P	<u>Sec. 6.5.9</u>

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 and rename 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

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

Proposed Ordinance Revisions

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

Proposed Ordinance Revisions

6.5.9. Laboratory, Research and Development

- A. **Defined.** Technical facility consisting of laboratory space, office space, storage space, and space for assembly of materials for study, research and development, experimentation, and prototype development in one or more scientific fields including, but not limited to, life sciences, biotechnology, biomedical research, robotics, renewable technology, sustainable technology, computer science, electronic technology, or medicine.
- B. **Standards.** Research and Development involving recombinant DNA shall be subject to Revised Ordinances Chapter 12, Sections 12-21 et. seq.
- C. Manufacturing activity shall be considered an allowed accessory use to a technical facility in a business or mixed-use district that does not otherwise permit manufacturing uses provided that such manufacturing activity is related to the research and development being conducted in such a facility and occurs inside of buildings.

Proposed Ordinance Revisions

6.5.11. Manufacturing

A. **Defined.** Manufacturing includes:

....

10. Product and/or process development in connection with a Laboratory, Research and Development use;