

Article 2

[Edits underlined and in RED or PINK indicate new language to be inserted, edits in ~~STRIKETHROUGH~~ are to be deleted, language in BLACK is existing and to be retained. PINK edits were added 2/7/2023]

Accessory Research Laboratory. Subject to the provisions of Article 10, a Research Laboratory wholly incidental to another use and with a maximum gross floor area of 50,000 square feet, including space dedicated to lab dependent mechanical equipment.

Clinic. A place for the medical or similar examination and treatment of persons as outpatients or laboratory space dedicated to health care diagnostic procedures and routine testing.

Research Laboratory. A building, room, or workplace used for the development, conduct, or observation of scientific experimentation or research, including but not limited to the medical, chemical, physical, or biological disciplines. Some area must be dedicated to uses which require specialized facilities and/or built accommodations designed for the development, conduct, or observation of scientific experimentation or research – including but not limited to wet laboratory facilities, clean rooms, controlled environment rooms, and facilities with high-frequency ventilation. May include area dedicated to other lab dependent uses – including but not limited to office, storage, and prototype manufacturing.

Article 2a

Accessory Research Laboratory. Subject to the provisions of Article 10, a Research Laboratory wholly incidental to another use and with a maximum gross floor area of 50,000 square feet, including space dedicated to lab dependent mechanical equipment.

~~Accessory Scientific Laboratory.~~ A scientific laboratory accessory to an elementary or secondary school, university, hospital, or custodial care facility, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke, and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty (50) feet from the lot or any part of the lot.

Clinic. A place for the medical or similar examination and treatment of persons as outpatients or laboratory space dedicated to health care diagnostic procedures and routine testing.

Health Care Uses. Clinic; clinical laboratory; custodial care facility; group care residence, general; hospital; or nursing or convalescent home.

General Office. The use of a structure or land principally for office space. Such use shall not involve manufacturing, repair, or storage warehousing of materials, goods, or products for the retail or wholesale market which are physically located on the premises.

Light Manufacturing . Manufacturing typically having low impacts on the surrounding

environment. Light manufacturing includes the design, development, compounding, processing, fabrication, altering, assembly, finishing, packaging, repairing, servicing, renting, testing, handling, or transfer of products. Examples of light manufacturing include, but are not limited to, the manufacture of such products as:

Ceramic products, including pottery and glazed tile;

Construction equipment and products;

Gas, diesel, and electrical machinery, equipment, or supplies;

Electronic and communication products, including, but not limited to,
computer equipment, sound equipment, and household appliances;

Fish or other food products, except processing;

Instruments for engineering, medical, dental, diagnostic, scientific,
photographic, optical, or other similar professional use;

Metal and wood products;

Office equipment or machinery;

Pharmaceutical or diagnostic products, excluding design and development;

Cosmetics and toiletries;

Textile products including, but not limited to, products from the following:

canvas, burlap, cotton, knit goods, rope, and twine;

Photographic supplies, including processing solutions; and

Supplies related to printing or engraving.

Performance standards\as defined in this Article, are applicable to light manufacturing.

Research and Development Uses. ~~Basic laboratory; or product development or prototype manufacturing~~ Research Laboratory.

Research Laboratory. A building, room, or workplace used for the development, conduct, or observation of scientific experimentation or research, including but not limited to the medical, chemical, physical, or biological disciplines. Some area must be dedicated to uses which require specialized facilities and/or built accommodations designed for the development, conduct, or observation of scientific experimentation or research – including but not limited to wet laboratory facilities, clean rooms, controlled environment rooms, and facilities with high-frequency

ventilation. May include area dedicated to other lab dependent uses – including but not limited to office, storage, and prototype manufacturing.

~~**Scientific Laboratory.** A facility devoted to the testing and analysis of scientific and applied research hypotheses through experimentation. No manufacturing is conducted on the premises except for experimental or testing purposes or the development of prototypes.~~

Article 8

Use Item No. 24								
Scientific research and teaching laboratories not conducted for profit and accessory to a use listed under Use Item No. 16, 16A, 18, 22, or 23, whether or not on the same lot, provided that all resulting cinders, dust, flashing, fumes, gases, odors, refuse matter, smoke and vapor are effectively confined to the lot or so disposed of as not to be a nuisance or hazard to health or safety; and provided also that no noise or vibration is perceptible without instruments more than fifty feet from the lot or any part of the lot. Accessory Research Laboratory.								
S	R	H	L	B	M	I	W	MER
F	F	C*	C*	C*	C*	C*	C*	F
*Except A if accessory to Use Item No. 16 and also A if accessory to Use Item No. 22 and at least one of the provisos in the footnote of Use Item No. 22 is met.								

Use Item No. 46								
Caterer's establishment; photographer's studio; printing plant; taxidermist's shop; upholsterer's shop; carpenter's shop; electrician's shop; plumber's shop; radio and television repair shop; radio or television studio.								
S	R	H	L	B	M	I	W	MER
F	F	F	A*	A	A	A	C	F
*Provided that not more than five persons at a time work in such establishment, studio, plant or shop.								

Use Item No. 48								
------------------------	--	--	--	--	--	--	--	--

Research laboratory; radio or television studio;								
S	R	H	L	B	M	I	W	MER
F	F	F	A	A	A	A	C	F

Neighborhood Articles

Neighborhood Use table
Clinical laboratory
Product development or prototype manufacturing