

Text Amendment Application No. XXX  
The Boston Redevelopment Authority,  
d/b/a/ Boston Planning and Development Agency  
Laboratory Uses

TO THE ZONING COMMISSION OF THE CITY OF BOSTON:

The Boston Redevelopment Authority, d/b/a/ Boston Planning and Development Agency hereby petitions the City of Boston Zoning Commission to amend the text of the Boston Zoning Code, as established under Chapter 665 of the Acts of 1956, as amended, as follows:

1. **In Article 2, DEFINITIONS, insert** the following new definition:

**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.

2. **In Article 2, DEFINITIONS, insert** the following new definition:

**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, in which all or a portion is dedicated to uses that 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 uses that are directly related and accessory to the scientific experimentation and research being conducted, including but not limited to office, storage, and prototype manufacturing.

3. **In Article 2, DEFINITIONS, in the definition of Clinic, after “outpatient” insert** the following:

“or laboratory space dedicated to health care diagnostic procedures and routine testing”

4. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL, insert** the following new definition:

**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.

5. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL, delete the existing definition for “Accessory Scientific Laboratory.”**

6. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL** in the definition of Clinic, after “outpatient” insert the following:

“or laboratory space dedicated to health care diagnostic procedures and routine testing”

7. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** in the definition of General Office, delete “storage” and replace with “warehousing.”

8. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** in the definition of General Office, delete “which are physically located on the premises” and replace with “for the retail or wholesale market”

9. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** in the definition of Health Care Uses, delete “clinical laboratory;”

10. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** in the definition of Light Manufacturing, after “Pharmaceutical or diagnostic products” insert the following:

“, excluding design and development”

11. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** in the definition of Research and Development Uses, delete “Basic laboratory; or product development or prototype manufacturing” and replace with “Research Laboratory”

12. **In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL,** insert the following new definition:

**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, in which all or a

portion is dedicated to uses that 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 uses that are directly related and accessory to the scientific experimentation and research being conducted, including but not limited to office, storage, and prototype manufacturing.

**13. In Article 2a, DEFINITIONS APPLICABLE IN NEIGHBORHOOD DISTRICTS and in ARTICLE 80, DEVELOPMENT REVIEW AND APPROVAL, delete the existing definition for “Scientific Laboratory.”**

**14. In Article 8, Use Item No. 24, delete the following:**

“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”

and replace with “Accessory Research Laboratory”

**15. In Article 8, Use Item No. 46, after “radio and television repair shop” insert “; radio or television studio”**

**16. In Article 8, Use Item No. 48, delete “; radio or television studio”**

**17. In the following articles**

**Article 50 (Roxbury Neighborhood District)**

**Article 51 (Allston-Brighton Neighborhood District)**

**Article 53 (East Boston Neighborhood District)**

**Article 54 (North End Neighborhood District)**

**Article 55 (Jamaica Plain Neighborhood District)**

**Article 56 (West Roxbury Neighborhood District)**

**Article 58 (City Square Neighborhood District)**

**Article 59 (Mission Hill Neighborhood District)**

**Article 60 (Greater Mattapan Neighborhood District)**

**Article 61 (Audubon Circle Neighborhood District)**

**Article 62 (Charlestown Neighborhood District)**

**Article 63 (Bay Village Neighborhood District)**

**Article 64 (South End Neighborhood District)**

**Article 65 (Dorchester Neighborhood District)**

**Article 66 (Fenway Neighborhood District)**

- Article 67 (Roslindale Neighborhood District)**
- Article 68 (South Boston Neighborhood District)**
- Article 69 (Hyde Park Neighborhood District)**
- Article 70 (Beth Israel Hospital Institutional District)**
- Article 71 (Massachusetts College of Pharmacy Institutional District)**
- Article 72 (New England Deaconess Hospital Institutional District)**
- Article 73 (Dana-Farber Cancer Institute Institutional District)**

- a. delete the use “Product development or prototype manufacturing” from all use tables
- b. delete the use “Clinical Laboratory” from all use tables

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Petitioner: Boston Redevelopment Authority d/b/a/ Boston Planning and Development Agency

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Date: \_\_\_\_\_  
as authorized by the BPDA Board at its meeting of