

## 2. GLOSSARY & OVERVIEW

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### 2.1 GLOSSARY

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#### Contents:

##### 2.1.1 General

#### 2.1.1 General

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- a. The following words, phrases, and terms identified by capitalized lowercase typeface in this Ordinance are defined in this Section.

[...]

#### **Bike-Share Parking**

A specific use type of the Vehicle Parking principal use category. See §9.2.6.m.i Bike-Share Parking.

#### **Biomedical Technology**

A specific use type of the Scientific Research & Development principal use category. See §9.2.10.b.iii.a) Biomedical Technology.

#### **Blank Wall**

A portion of any facade of a building that does not include a substantial material change; windows, doors, columns, pilasters or other articulation.

[...]

#### **Main Massing**

The primary massing of a Building Type, excluding building components.

#### **Medical or Diagnostic Laboratory**

An Office principal use category. See §9.2.10.c Medical or Diagnostic Laboratory.

#### **Mezzanine**

An intermediate floor level between the floor and ceiling of a story.

[...]

#### **Rail Right-of-Way**

The way for any rail service, including, but not limited to, the rail tracks, guideways, overhead power lines, and shoulder. Rail right-of-way is abbreviated as R-ROW.

#### ~~**Research & Development or Laboratory**~~

~~An Office principal use category. See §9.2.10.b Research & Development or Laboratory.~~

#### **Recreation Services**

A Commercial Services principal use category. See §9.2.6.l Recreational Services.

[...]

#### **Sand-Based Structural Soil System**

Open graded crushed stone over sand-based structural soil.

**Scientific Research & Development**

An Office principal use category. See §9.2.10.d Scientific Research & Development.

**Self-Storage**

A specific use type of the Moving or Storage Services principal use category. See §9.2.8.d.i Self Storage.

[...]

**Terminated Vista**

A location at the axial conclusion of a thoroughfare.

**Testing Laboratory**

An Office principal use category. See §9.2.10.d Testing Laboratory.

**Thoroughfare**

A public or private way for use by vehicular and pedestrian traffic and providing access to lots and civic spaces.

[...]

## 4. MID-RISE DISTRICTS

### 4.1 MID-RISE 3 (MR3) MR3

Table 4.1.13 Permitted Uses

Use Category Specific Use	1	2
Office		
General Office	P	N
<del>Scientific Research and Development or Laboratory</del>	P	N
<u>Biomedical Technology</u>	<u>N</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>P</u>	<u>N</u>

## 4. MID-RISE DISTRICTS

### 4.2 MID-RISE 4 (MR4) MR4

Table 4.2.13 Permitted Uses

Use Category Specific Use	1	2
Office		
General Office	P	N
<u>Scientific</u> Research and Development <del>or Laboratory</del>	P	N
<u>Biomedical Technology</u>	<u>N</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>P</u>	<u>N</u>

## 4. MID-RISE DISTRICTS

### 4.3 MID-RISE 5 (MR5) MR5

Table 4.3.13 Permitted Uses

Use Category Specific Use	1	2
Office		
General Office	P	N
<u>Scientific</u> Research and Development <del>or Laboratory</del>	P	N
<u>Biomedical Technology</u>	<u>N</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>P</u>	<u>N</u>

## 4. MID-RISE DISTRICTS

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### 4.4 MID-RISE 6 (MR6) MR6

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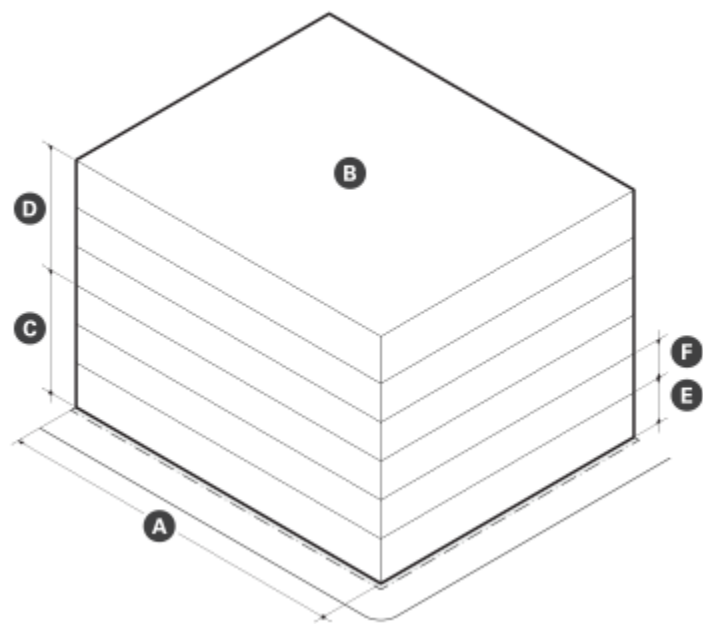
#### 4.4.6 Building Types

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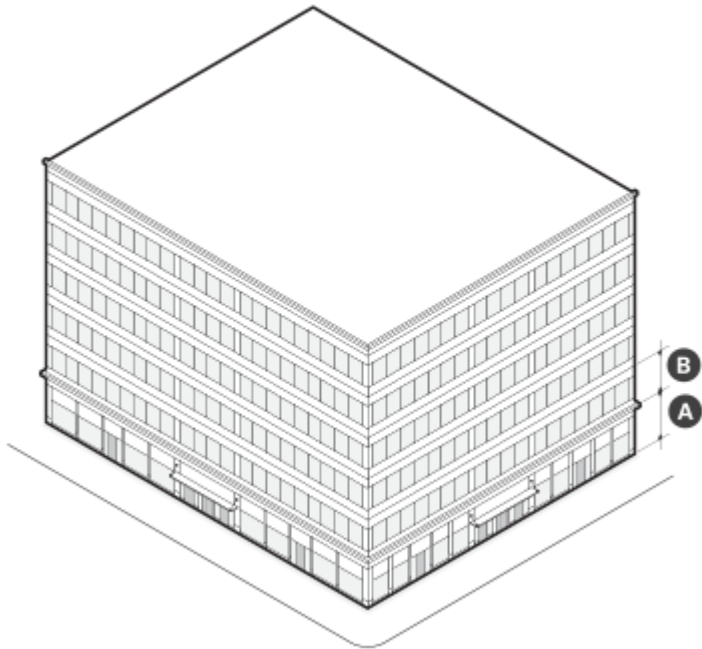
- a. One (1) principal building is permitted on each lot.
- b. The following principal building types are permitted by Site Plan Approval in the Mid-Rise 6 district:
  - a. Apartment Building
  - b. General Building
  - c. Commercial Building
  - d. ~~Lab Building~~
- c. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- d. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

4.4.9 Commercial Building

c. Massing & Height



d. Uses & Features



Main Massing		
<b>A</b>	Building Width (max)	200 ft
	Facade Build Out (min)	–
	Primary Front	80%
	Secondary Front	65%
<b>B</b>	Floor Plate (max)	30,000 sf
<b>C</b>	Ground Story Height (min)	18 ft
<b>D</b>	Upper Story Height (min)	10 ft
<b>E</b>	Number of Stories (min/max)	3      6
<b>F</b>	Step-Back, 5 <sup>th</sup> – 6 <sup>th</sup> Story (min)	10 ft
<b>G</b>	Building Height, Feet (max)	<del>85</del> <u>95</u> ft
	Roof Type	Flat

Facade Composition		
<b>A</b>	Ground Story Fenestration	–
	Primary Facade (min)	70%
	Secondary Facade (min/max)	15%    70%
<b>B</b>	Upper Story Fenestration (min/max)	15%    70%
	Blank Wall (max)	20 ft

Use & Occupancy		
	Ground Story Entrance Spacing (max)	30 ft
	Commercial Space Depth (min)	30 ft

Roof-mouthed Mechanicals		
	Mechanical Equipment, Screening, Penthouse Height (max)	15 ft

#### 4.4.10 Lab Building

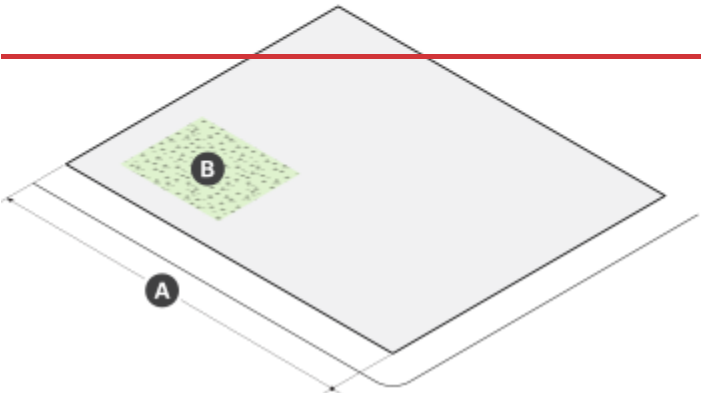
A large floor plate, multi-story principal building type purpose built for occupation by laboratory and research & development principal uses. Floor space is typically custom designed as complex, technically sophisticated, and mechanically intensive wet or dry labs or vivariums for animal research.


The following images are examples of the lab building type and are intended only for illustrative purposes.





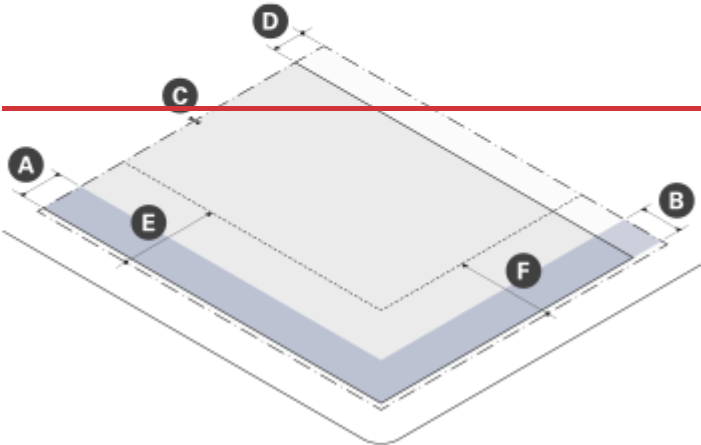
a. Lot Standards






Lot Dimensions		
	Lot Width (min)	30 ft

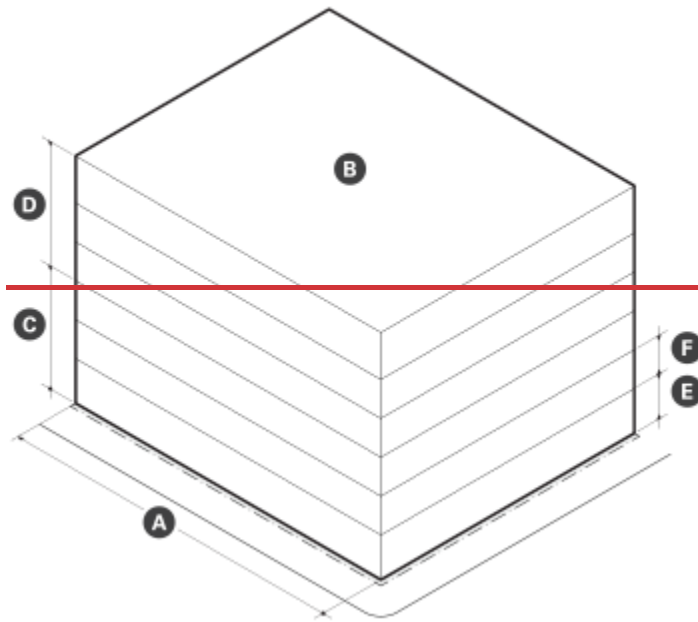
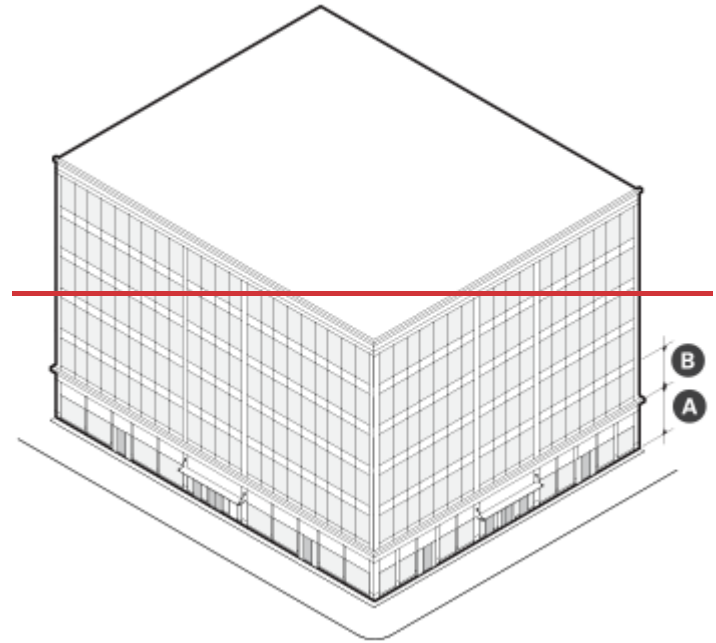
Lot Development		
	Lot Coverage (max)	100%
	Green Score	-
	Minimum	0.20
	Ideal	0.25
	Open Space (min)	15%

b. Building Placement



Building Setbacks		
	Curb Setback (min)	12 ft
	Primary Front Setback (min/max)	2 ft 15 ft
	Secondary Front Setback (min/max)	2 ft 15 ft
	Side Setback (min)	-
	Abutting an Alley or R-ROW	0 ft
	Abutting any non-NR or LHD	0 ft
	1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	10 ft
	4 <sup>th</sup> —6 <sup>th</sup> Story Abutting NR or LHD	30 ft
	Rear Setback (min)	-
	Abutting an Alley or R-ROW	0 ft
	Abutting any non-NR or LHD	10 ft
	1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	20 ft
	4 <sup>th</sup> —6 <sup>th</sup> Story Abutting NR or LHD	30 ft

Parking Setbacks		
	Primary Front Setback (min)	30 ft
	Secondary Front Setback (min)	30 ft

~~c. Massing & Height~~~~d. Uses & Features~~

Main-Massing		
<del>⦿</del>	Building Width (max)	200 ft
	Facade Build-Out (min)	-
	Primary Front	80%
	Secondary Front	65%
<del>⦿</del>	Floor Plate (max)	30,000-sf
<del>⦿</del>	Ground Story Height (min)	18 ft
<del>⦿</del>	Upper Story Height (min)	10 ft
<del>⦿</del>	Number of Stories (min/max)	3 6
<del>⦿</del>	Step-Back, 5 <sup>th</sup> –6 <sup>th</sup> Story (min)	10 ft
<del>⦿</del>	Building Height, Feet (max)	95 ft
	Roof Type	Flat

Facade-Composition		
<del>⦿</del>	Ground Story Fenestration	-
	Primary Facade (min)	70%
	Secondary Facade (min/max)	15% 70%
<del>⦿</del>	Upper Story Fenestration (min/max)	15% 70%
	Blank Wall (max)	20 ft

Use & Occupancy	
Ground Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

Roof-mounted Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	15 ft

~~e. Development Benefits~~

- ~~a. Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
- ~~b. Development of a lab building must provide linkage payments in accordance with Section 12.2 Linkage.~~

**4.4 MID-RISE 6 (MR6)****Table 4.4.11 Building Components**

	<b>Apartment Building</b>	<b>General Building</b>	<b>Commercial Building</b>	<b>Lab-Building</b>
<b>Awning</b>	N	P	P	<del>P</del>
<b>Entry Canopy</b>	P	P	P	<del>P</del>
<b>Lobby Entrance</b>	P	P	P	<del>P</del>
<b>Storefront</b>	N	P	P	<del>P</del>
<b>Stoop</b>	P	N	N	<del>N</del>
<b>Bay Window</b>	P	P	P	<del>P</del>
<b>Balcony</b>	P	P	N	<del>N</del>
<b>Arcade</b>	N	N	N	<del>N</del>
P - Permitted • N - Not Permitted				

**Table 4.4.14 Permitted Uses**

<b>Use Category</b>	<b>1</b>	<b>2</b>
<b>Specific Use</b>		
<b>Office</b>		
<b>General Office</b>	P	N
<b><u>Scientific</u> Research and Development <del>or Laboratory</del></b>	P	N
<b><u>Biomedical Technology</u></b>	<u>N</u>	<u>N</u>
<b><u>Medical or Diagnostic Laboratory</u></b>	<u>P</u>	<u>N</u>
<b><u>Testing Laboratory</u></b>	<u>P</u>	<u>N</u>

## 5. HIGH-RISE DISTRICTS

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### 5.1 HIGH-RISE (HR)

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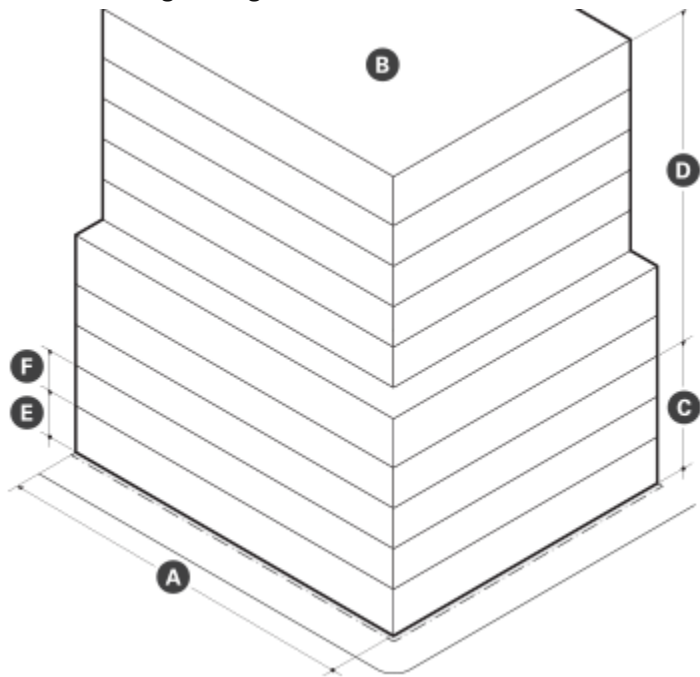
#### 5.1.6 Building Types

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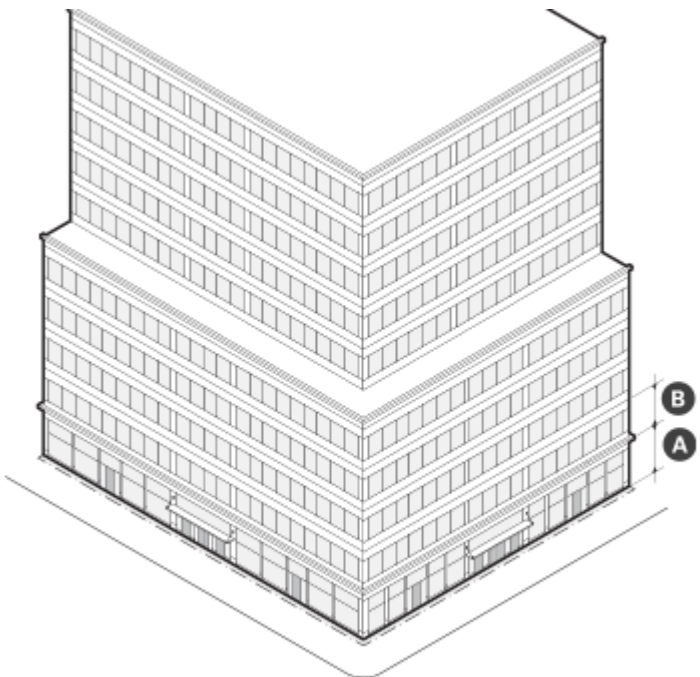
- e. One (1) principal building is permitted on each lot.
- f. The following principal building types are permitted by Site Plan Approval in the High-Rise district:
  - a. General Building
  - b. Commercial Building
  - ~~c. Lab Building~~
  - ~~d. c.~~ Mid-Rise Podium Tower
  - ~~e. d.~~ Block Building
- g. Apartment Buildings are prohibited on any lot fronting a pedestrian street.
- h. Accessory structures are regulated according to Article 10.0 Development Standards of this Ordinance.

5.1.8 Commercial Building

c. Massing & Height



d. Uses & Features



Main Massing		
<b>A</b>	Building Width (max)	<del>200</del> <u>240</u> ft
	Facade Build Out (min)	–
	Primary Front	80%
	Secondary Front	65%
<b>B</b>	Floor Plate (max)	<del>30,000</del> <u>35,000</u> sf
<b>C</b>	Ground Story Height (min)	18 ft
<b>D</b>	Upper Story Height (min)	10 ft
<b>E</b>	Building Height, Stories (min/max)	3     10
<b>F</b>	Building Height, Feet (max)	<del>150</del> <u>155</u> ft
	Roof Type	Flat

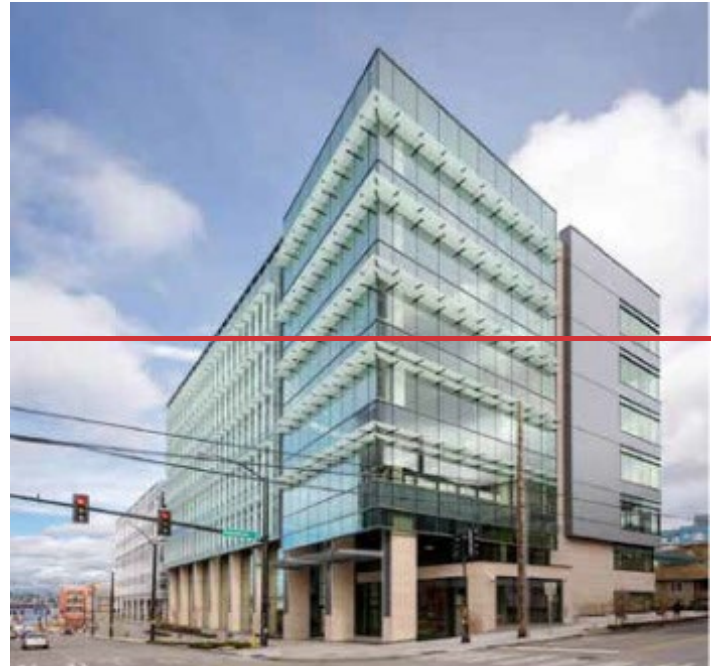
Facade Composition		
<b>A</b>	Ground Story Fenestration	–
	Primary Facade (min)	70%
	Secondary Facade (min/max)	15%    70%
<b>B</b>	Upper Story Fenestration (min/max)	15%    70%
	Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

### 5.1.9 Lab Building

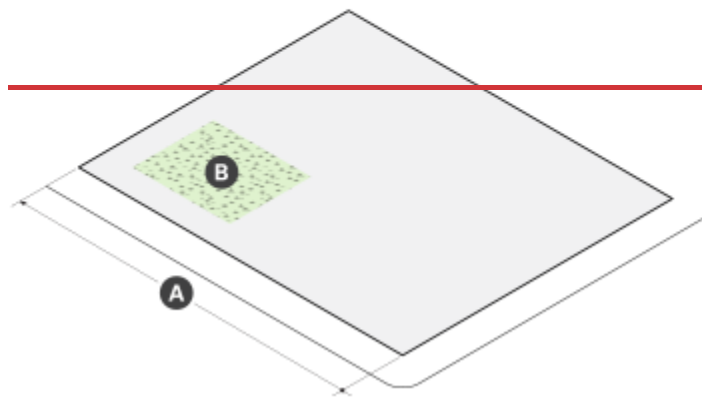
A large floor plate, multi-story principal building type purpose built for occupation by laboratory and research & development principal uses. Floor space is typically custom designed as complex, technically sophisticated, and mechanically intensive wet or dry labs or vivariums for animal research.

The following images are examples of the lab building type and are intended only for illustrative purposes.





## — Lot Standards



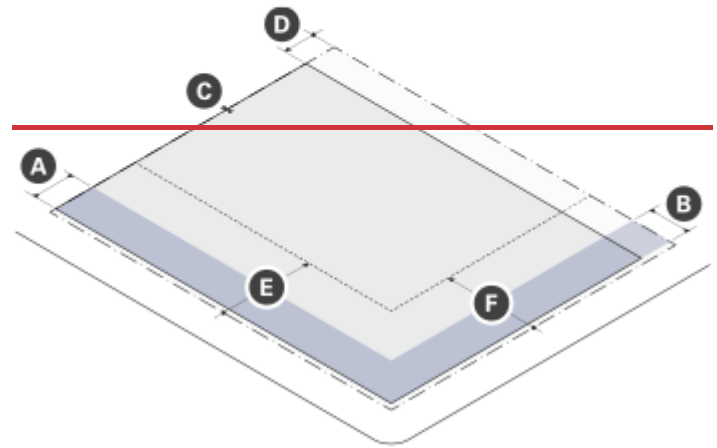
## Lot Dimensions

 Lot Width (min)	30 ft
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## Lot Development

Lot Coverage (max)	100%
Green Score	—
Minimum	0.20
Ideal	0.25
 Open Space (min)	15%



## — Building Placement



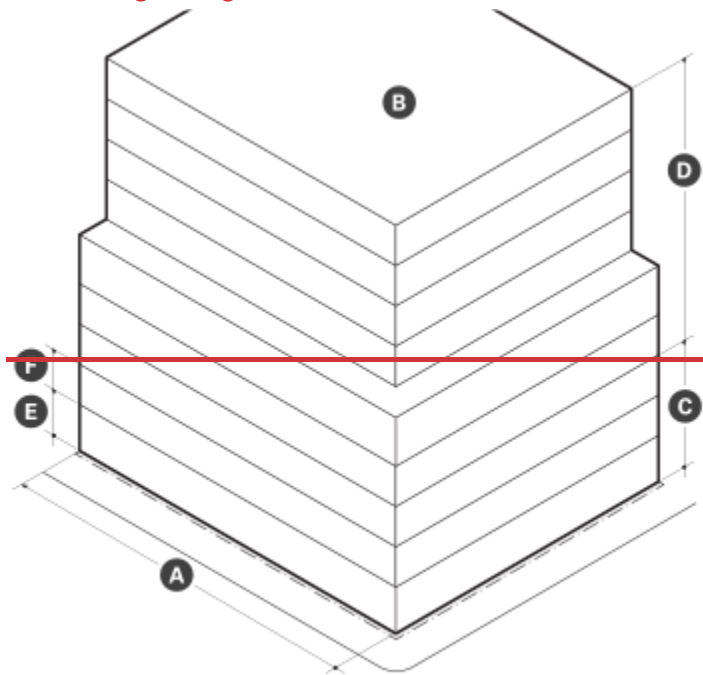
## Building Setbacks

Curb Setback (min)	18 ft
 Primary Front Setback (min/max)	2 ft 15 ft
 Secondary Front Setback (min/max)	2 ft 15 ft
 Side Setback (min)	—
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or LHD	0 ft
1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	10 ft
4 <sup>th</sup> —9 <sup>th</sup> Story Abutting NR or LHD	30 ft
 Rear Setback (min)	—
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or LHD	10 ft
1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	20 ft
4 <sup>th</sup> —9 <sup>th</sup> Story Abutting NR or LHD	30 ft

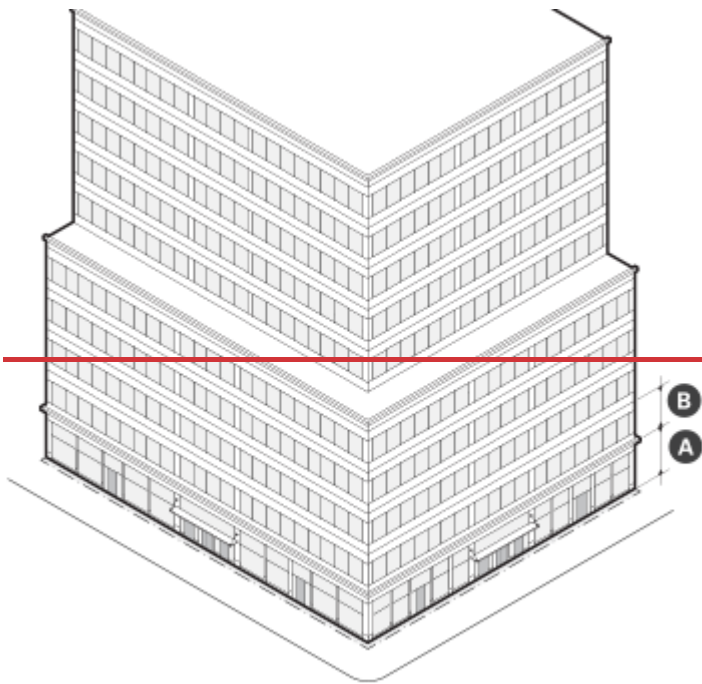
## Parking Setbacks


 Primary Front Setback (min)	30 ft
 Secondary Front Setback (min)	30 ft



— Massing & Height



— Uses & Features



Main-Massing		
	Building Width (max)	240 ft
	Facade Build-Out (min)	—
	Primary Front	80%
	Secondary Front	65%
	Floor Plate (max)	35,000-sf
	Ground Story Height (min)	18 ft
	Upper Story Height (min)	10 ft
	Building Height, Stories (min/max)	4 9
	Building Height, Feet (max)	155 ft
	Roof Type	Flat

Facade-Composition		
	Ground Story Fenestration	—
	Primary Facade (min)	70%
	Secondary Facade (min/max)	15% 70%
	Upper Story Fenestration (min/max)	15% 70%
	Blank Wall (max)	20 ft

Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

— Development Benefits

- Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.
- Development of a lab building must provide linkage payments in accordance with Section 12.2 Linkage.

{Ord. 2023-14, 06/22/2023}



5.1 HIGH-RISE (HR) HR

Table 5.1.12 Building Components

	General Building	Commercial Building	<del>Lab Building</del>	Mid-Rise Podium Tower	Block Building
Awning	P	P	<del>P</del>	P	P
Entry Canopy	P	P	<del>P</del>	P	P
Lobby Entrance	P	P	<del>P</del>	P	P
Storefront	P	P	<del>P</del>	P	P
Stoop	P	N	<del>N</del>	P	N
Bay Window	P	P	<del>P</del>	P	P
Balcony	P	N	<del>N</del>	P	P
Arcade	P	P	<del>P</del>	P	P

P - Permitted • SP - Special Permit Required • N - Not Permitted

Table 5.1.15 Permitted Uses

Use Category Specific Use	1	2
Office		
General Office	P	N
<del>Scientific Research and Development or Laboratory</del>	P	N
<u>Biomedical Technology</u>	<u>P</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>P</u>	<u>N</u>

## 6. COMMERCIAL DISTRICTS

### 6.1 FABRICATION (FAB) FAB

#### 6.1.8 Building Components

**Table 6.1.8 Building Components**

	General Building	Commercial Building	Lab Building	Mid-Rise Podium Tower	Block Building
Awning	P	P	P	P	P
Entry Canopy	P	P	P	P	P
Lobby Entrance	P	P	P	P	P
Storefront	P	P	P	P	P
Bay Window	P	P	P	P	P
Arcade	P	P	P	P	P

P - Permitted • SP - Special Permit Required • N - Not Permitted

## 6. COMMERCIAL DISTRICTS

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### 6.2 COMMERCIAL CORE (CC)

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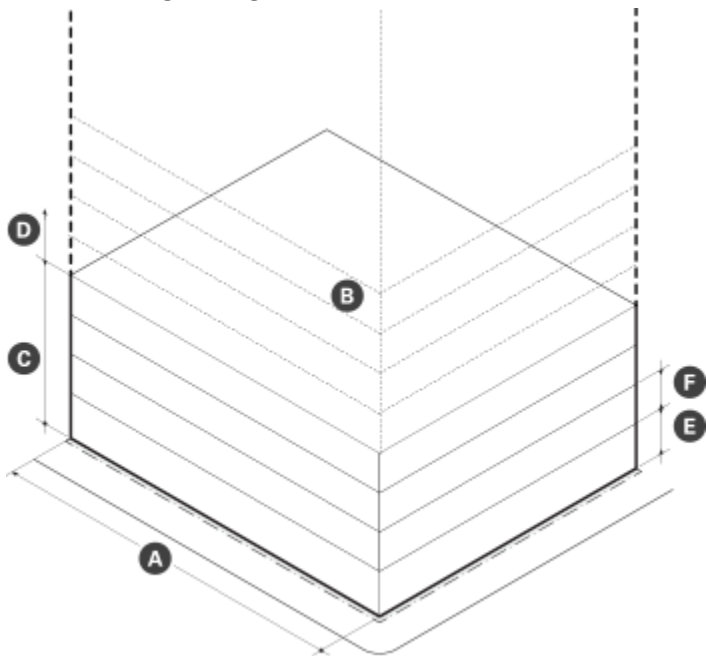
#### 6.2.6 Building Types

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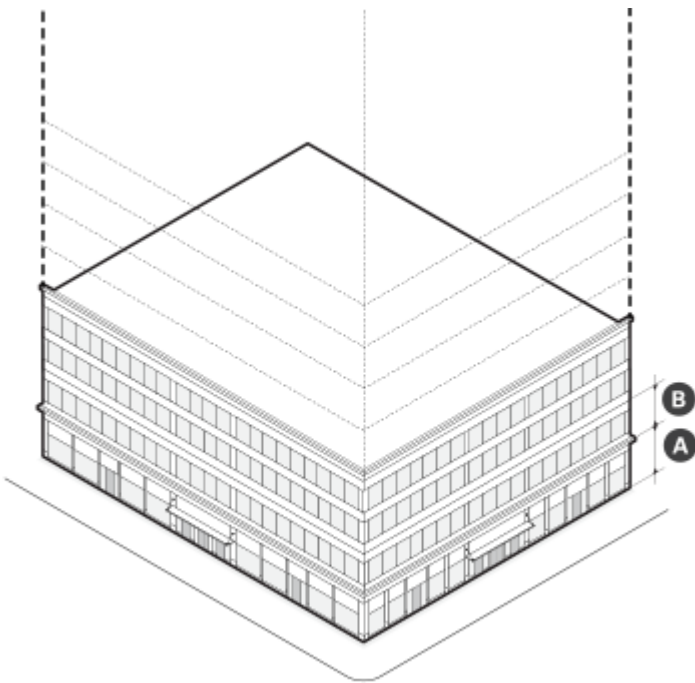
- i. One (1) principal building is permitted on each lot.
- j. The following principal building types are permitted by Site Plan Approval in the Commercial Core district:
  - a. Commercial Building
  - ~~b. Lab Building~~
  - ~~c. Commercial Block Building~~
- k. Accessory structures are regulated according to Article 10: Development Standards of this Ordinance.

6.2.7 Commercial Building

c. Massing & Height



d. Uses & Features



Main Mass	
<b>A</b> Building Width (max)	<del>200</del> <u>240</u> ft
Facade Build Out (min)	–
Primary Front	80%
Secondary Front	65%
Floor Plate (max)	<del>30,000</del> <u>35,000</u> sf
<b>B</b> Ground Story Height (min)	18 ft
<b>C</b> Upper Story Height (min)	10 ft
<b>D</b> Number of Stories (min)	3 stories
<b>E</b> Number of Stories (max)	Varies by Map Designation
<b>F</b> Building Height, Feet (max)	–
3 Story	50 ft
4 Story	<del>55</del> <u>65</u> ft
5 Story	<del>70</del> <u>80</u> ft
7 Story	<del>100</del> <u>110</u> ft
10 Story	<del>150</del> <u>155</u> ft
Roof Type	Flat

Facade Composition	
<b>A</b> Ground Story Fenestration	–
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<b>B</b> Upper Story Fenestration (min/max)	15% 70%
Blank Wall (max)	20 ft

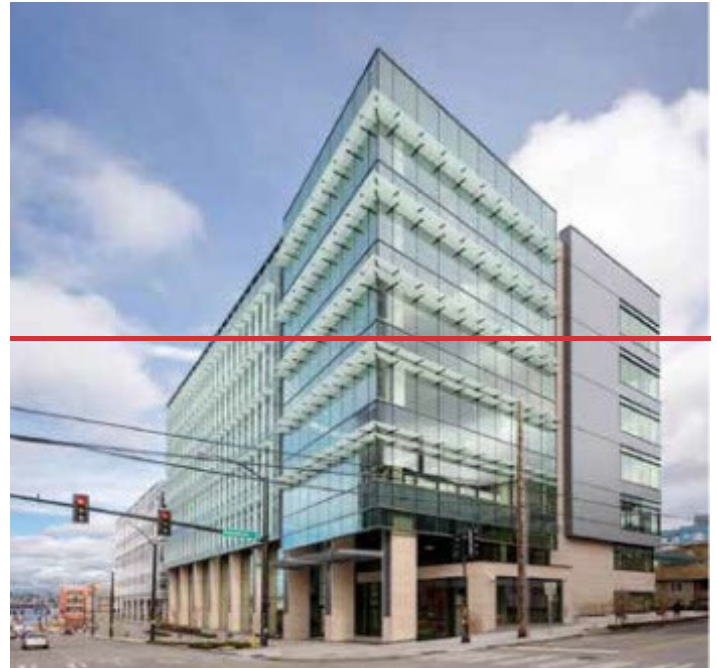
Use & Occupancy	
Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

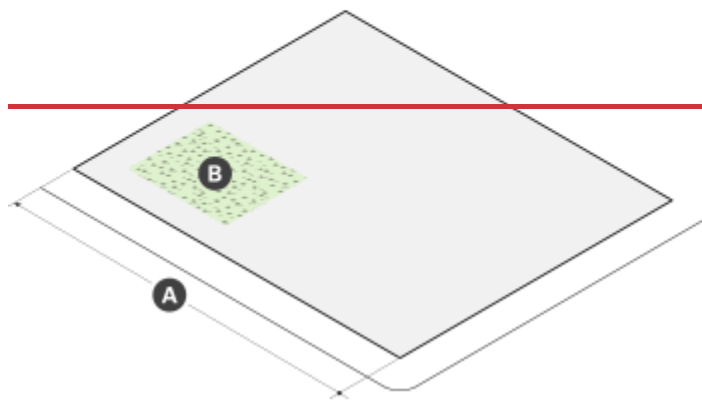
Rooftop Mechanicals	
Mechanical Equipment, Screening, Penthouse Height (max)	–
Abutting NR, UR, or LHD	15 ft
Abutting any other district	20 ft

### 6.2.8 Lab Building

A large floor plate, multi-story principal building type purpose built for occupation by laboratory and research & development principal uses. Floor space is typically custom designed as complex, technically sophisticated, and mechanically intensive wet or dry labs or vivariums for animal research.

The following images are examples of the lab building type and are intended only for illustrative purposes.

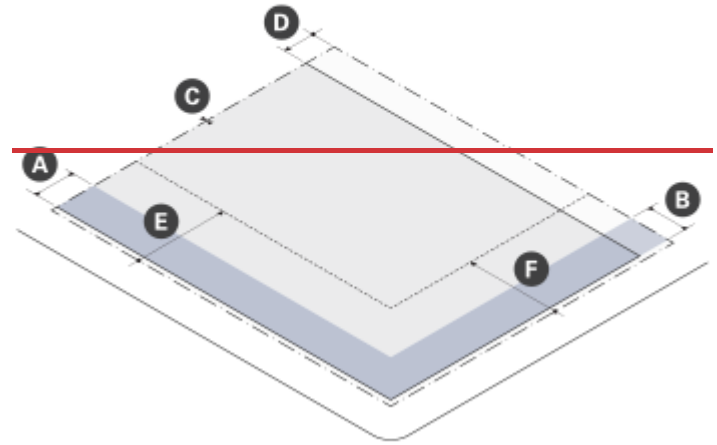


a. ~~Lot Standards~~**Lot Dimensions**

<del>1</del> Lot Width (min)	30 ft
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**Lot Development**

Lot Coverage (max)	100%
Green Score	-
Minimum	0.20
Ideal	0.25
<del>2</del> Open Space (min)	25%

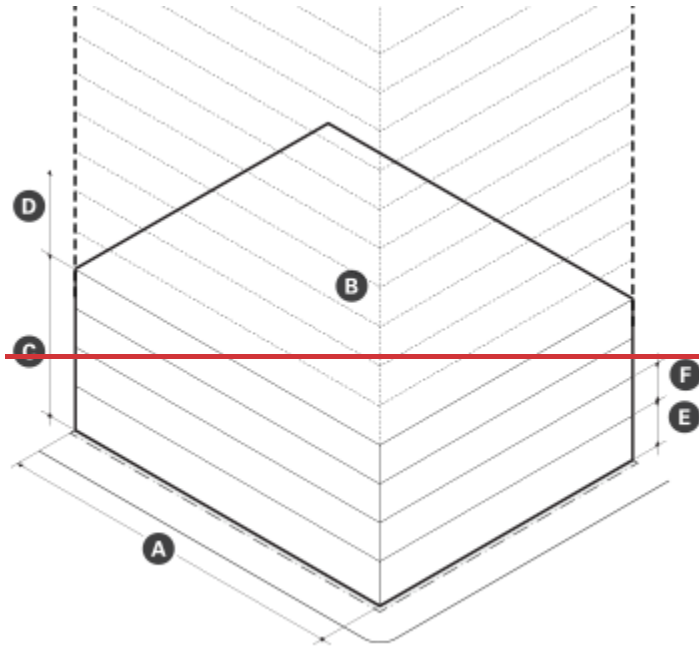
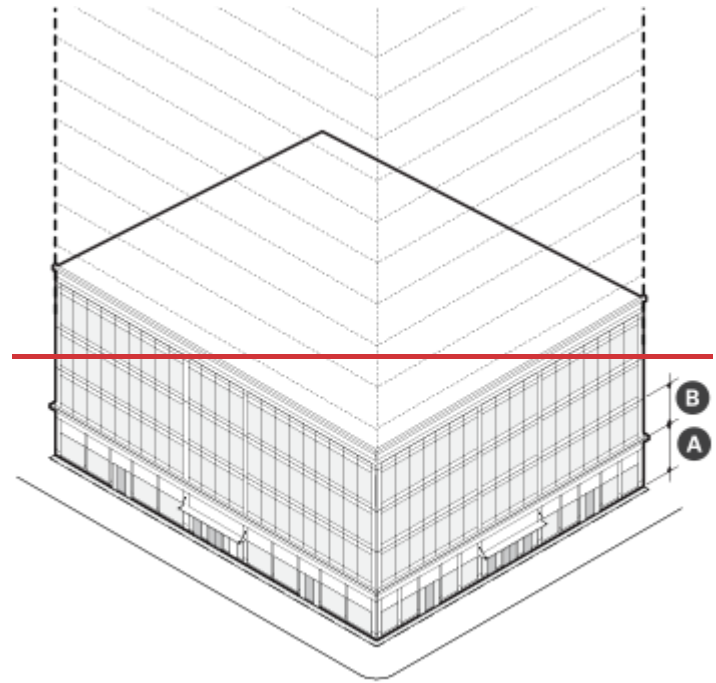
b. ~~Building Placement~~**Building Setbacks**

Curb Setback (min)	12 ft
<del>1</del> Primary Front Setback (min/max)	2 ft 15 ft
<del>2</del> Secondary Front Setback (min/max)	2 ft 15 ft
<del>3</del> Side Setback (min)	-
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or LHD	0 ft
1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	10 ft
4 <sup>th</sup> —10 <sup>th</sup> Story Abutting NR or LHD	30 ft
<del>4</del> Rear Setback (min)	-
Abutting an Alley or R-ROW	0 ft
Abutting any non-NR or LHD	10 ft
1 <sup>st</sup> —3 <sup>rd</sup> Story Abutting NR or LHD	20 ft
4+ Story Abutting NR or LHD	30 ft

**Parking Setbacks**

<del>1</del> Primary Front Setback (min)	30 ft
<del>2</del> Secondary Front Setback (min)	30 ft



e. ~~Massing & Height~~f. ~~Uses & Features~~**Main-Mass**

<del>⊕</del> Building Width (max)	240 ft
Facade Build-Out (min)	—
Primary Front	80%
Secondary Front	65%
Floor Plate (max)	35,000-sf
<del>⊕</del> Ground Story Height (min)	18 ft
<del>⊕</del> Upper Story Height (min)	10 ft
<del>⊕</del> Number of Stories (min)	3-stories
<del>⊕</del> Number of Stories (max)	Varies by Map Designation
<del>⊕</del> Building Height, Feet (max)	—
3-Story	50 ft
4-Story	65 ft
5-Story	80 ft
7-Story	110 ft
10-Story	155 ft
Roof Type	Flat

**Facade-Composition**

<del>⊕</del> Ground Story Fenestration	—
Primary Facade (min)	70%
Secondary Facade (min/max)	15% 70%
<del>⊕</del> Upper Story Fenestration (min/max)	15% 70%
Blank Wall (max)	20 ft

**Use & Occupancy**

Entrance Spacing (max)	30 ft
Commercial Space Depth (min)	30 ft

**Rooftop-Mechanicals**

Mechanical Equipment, Screening, Penthouse Height (max)	—
Abutting NR, UR, or LHD	15 ft
Abutting any other district	20 ft

g. ~~Development Benefits~~

- ~~a. Development is subject to the provisions of Article 12: Development Benefits of this Ordinance. Where the provisions of this section conflict with those of Article 12, the provisions of Article 12 apply.~~
- ~~b. Development of a Lab Building must provide linkage payments in accordance with Section 12.2 Linkage.~~

~~(Ord. 2023-14, 06/22/2023)~~



6.2 COMMERCIAL CORE (CC) CC

Table 6.2.101.8 Building Components

	General Building	Commercial Building	<del>Lab</del> Building	Mid-Rise Podium Tower	Block Building
Awning	P	P	<del>P</del>	P	P
Entry Canopy	P	P	<del>P</del>	P	P
Lobby Entrance	P	P	<del>P</del>	P	P
Storefront	P	P	<del>P</del>	P	P
Bay Window	P	P	<del>P</del>	P	P
Arcade	P	P	<del>P</del>	P	P

P - Permitted • SP - Special Permit Required • N - Not Permitted

Table 6.2.13 Permitted Uses

Use Category Specific Use	1	2
Office		
General Office	P	N
<del>Scientific</del> Research and Development <del>or Laboratory</del>	P	N
<u>Biomedical Technology</u>	<u>P</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>P</u>	<u>N</u>

## 6. COMMERCIAL DISTRICTS

### 6.3 COMMERCIAL INDUSTRY (CI) CI

#### 6.3.8 Building Components

**Table 6.3.8 Building Components**

	General Building	Commercial Building	<del>Lab Building</del>	Mid-Rise Podium Tower	Block Building
Awning	P	P	<del>P</del>	P	P
Entry Canopy	P	P	<del>P</del>	P	P
Lobby Entrance	P	P	<del>P</del>	P	P
Storefront	P	P	<del>P</del>	P	P

P - Permitted • SP - Special Permit Required • N - Not Permitted

## 6. COMMERCIAL DISTRICTS

### 6.3 COMMERCIAL INDUSTRY (CI) CI

Table 6.3.11 Permitted Uses

Use Category Specific Use	CI
Office	
General Office	P
<u>Scientific</u> Research and Development <del>or Laboratory</del>	P
<u>Biomedical Technology</u>	<u>P</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>
<u>Testing Laboratory</u>	<u>P</u>

## 6. COMMERCIAL DISTRICTS

### 6.4 COMMERCIAL BUSINESS (CB) <sup>CB</sup>

#### 6.4.11 Building Components

Table 6.~~4.111-8~~ Building Components

	General Building	Commercial Building	<del>Lab Building</del>	Mid-Rise Podium Tower	Block Building
Awning	P	P	<del>P</del>	P	P
Entry Canopy	P	P	<del>P</del>	P	P
Lobby Entrance	P	P	<del>P</del>	P	P
Storefront	P	P	<del>P</del>	P	P
Arcade	P	P	<del>P</del>	P	P

P - Permitted • SP - Special Permit Required • N - Not Permitted

## 6. COMMERCIAL DISTRICTS

### 6.4 COMMERCIAL BUSINESS (CB) CB

Table 6.4.14 Permitted Uses

Use Category Specific Use	CB
Office	
General Office	P
<u>Scientific</u> Research and Development <del>or Laboratory</del>	P
<u>Biomedical Technology</u>	P
<u>Medical or Diagnostic Laboratory</u>	P
<u>Testing Laboratory</u>	P

## 7. SPECIAL DISTRICTS

### 7.2 POWDERHOUSE SCHOOL (PS) <sup>PS</sup>

#### 7.2.7 Use Provisions

Table 7.2.7 Permitted Uses

Use Category Specific Use	PSR
Office	
General Office	P
<u>Scientific</u> Research and Development <del>and Laboratory</del>	P
<u>Biomedical Technology</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>
<u>Testing Laboratory</u>	<u>P</u>

## 7. SPECIAL DISTRICTS

### 7.4 ASSEMBLY SQUARE MIXED-USE (ASMD) ASMD

#### 7.4.8 Use Provisions

Table 7.4.8 Permitted Uses

Use Category Specific Use	ASQ
Office	
General Office	P
<u>Scientific</u> Research and Development <del>and Laboratory</del>	P
<u>Biomedical Technology</u>	<u>P</u>
<u>Medical or Diagnostic Laboratory</u>	<u>P</u>
<u>Testing Laboratory</u>	<u>P</u>

## 8. OVERLAY DISTRICTS

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### 8.4 MASTER PLANNED DEVELOPMENT (MPD)

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#### 8.4.8 Development Standards

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##### Sustainable Development

- ~~Lab~~ Commercial Buildings must be LEED Platinum certifiable.
- All other building types must meet the following:
  - No on-site combustion for HVAC system operation;
  - No on-site combustion for cooking equipment, excluding Eating & Drinking Establishment principal uses; and
  - Be certifiable as:
    - Zero Carbon or higher from the International Living Future Institute; or
    - PHIUS+ from the Passive House Institute US or Passive House Institute.
- All new principal building types must include a green roof, photovoltaic (PV) devices, or both for 100% of the roof area not occupied by building systems equipment or required outdoor amenity spaces.



8.4.12 Boynton Yards (BY) Sub-Area FAB HR MR5

Table 8.4.12 (a) Superseding Dimensional Standards

	MR5	HR
<b>Lot Standards</b>		
<b>Open Space (min)</b>	none	none
<b>Massing &amp; Height</b>		
<b>Building Height, Stories (min)</b>	–	6 stories
<b>Building Height, Stories (max)</b>	–	–
General Building	–	none
Commercial Building	–	none
<del>Lab Building</del>	<del>–</del>	<del>none</del>
Mid-Rise Podium Tower	–	–
Point Tower	–	none
Block Building	–	–
Tower(s)	–	none
<b>Building Height, Feet (max)</b>	–	–
General Building	–	none
Commercial Building	–	none
<del>Lab Building</del>	<del>–</del>	<del>none</del>
Mid-Rise podium tower	–	–
Point Tower	–	none
Block Building	–	–
Podium	–	–
Tower(s)	–	none
<b>Uses &amp; Features</b>		
<b>Density Factor (min)</b>	none	none

**8.4.17 Union Square (USQ) Sub-Area**

[...]

## a. Development Standards

- a. For real property with a frontage on Everett Street, luminaries located in the frontage area must be provided with sensors, timers, or other means to automatically reduce the lumens emitted by at least thirty percent (30%) beginning one (1) hour after the close of business of the ground story tenant until 7:00am. Lighting required by the Massachusetts State Building Code is exempt.
- b. Sound emanating from rooftop mechanical equipment must be minimized to every extent practicable including, but not limited to, the location and sizing of equipment, the selection of equipment, and sound attenuation measures.
- c. At a minimum, rooftop mechanical equipment must not exceed ambient noise levels at ground level measured at the property line or cause a noise disturbance as defined by Article VII, Division 2, Section 9-114 of the Code of Ordinances, City of Somerville, Massachusetts.
- d. The review board shall require an acoustical report, prepared by a professional acoustical engineer and including field measurements, demonstrating compliance with all applicable noise standards to be submitted to the Building Official prior to the issuance of a Certificate of Occupancy as a condition of any Site Plan Approval for a Commercial Building ~~or Laboratory Building~~.

8.4.18 Union Square East (USQE) Sub-Area **CC****Table 8.4.18 Superseding Dimensional Standards**

	<b>CC</b>
<b>Lot Standards</b>	
<b>Open Space (min)</b>	none
<b>Massing &amp; Height</b>	
<b>Building Height, Stories (min)</b>	6 stories
<b>Number of Stories (max)</b>	–
Commercial Building	none
<del>Lab Building</del>	<del>none</del>
Block Building	–
Tower(s)	none
<b>Building Height (max)</b>	–
Commercial Building	none
<del>Lab Building</del>	<del>none</del>
Block Building	–
Podium	–
Tower(s)	none

## 9. USE PROVISIONS

### 9.1 PERMITTED USES

Table 9.1.1

Table 9.1.1 Permitted Uses												
Use Category Specific Use	NR	UR	MR3	MR4	MR5	MR6	HR	FAB	CC	CI	CB	CIV
Office Categories												
General Office	N	N	P	P	P	P	P	N	P	P	P	N
<u>Scientific Research and Development</u> <del>or Laboratory</del>	N	N	P	P	P	P	P	N	P	P	P	N
<u>Biomedical Technology</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Medical or Diagnostic Laboratory</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>
<u>Testing Laboratory</u>	<u>N</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>N</u>

#### 9.2.10 Office Use Categories

a. Scientific Research & Development~~or Laboratory~~

The analysis, testing, and development of products, or services predominantly for scientific research operations in biotechnology, pharmaceuticals, medical equipment, communication & information technology, electronics, computer hardware, and their substantial equivalents. The following standard apply:

i. Scientific Research & Development~~or Laboratory~~ does not include activities involved in fabricating, assembling, warehousing, or sale of products for the retail or wholesale market.

ii. Ancillary development of mock-up and prototype products is permitted~~so long as the total floor area devoted to their fabrication or assembly is limited to twenty-five percent (25%) to the gross floor area occupied by the use.~~

iii. The following Scientific Research & Development specific use types are regulated differently than other uses classified within the category:

a) Biomedical Technology

Scientific research & development in biotechnology, pharmaceuticals, and other technology, products, or services using cellular and biomolecular processes for medical or veterinary purposes.

b. Medical or Diagnostic Laboratory

Analytic or diagnostic services provided to health care service principal uses or directly to patients upon referral by a health care practitioner including, but not limited to, fluid analysis, diagnostic imaging, and their substantial equivalents

c. Testing Laboratory

Physical, chemical, or other analytic testing services in acoustics or vibration, assaying, biological, electrical and electronic, geotechnical, mechanical, or thermal testing and their substantial equivalents