

Only the Land Use Designations section of the Glossary is being updated. Other sections of the Glossary have been omitted for brevity.

GLOSSARY

The glossary provides definitions of words, terms and land use designations that are used in a particular way in the Comprehensive Plan. Some terms may also be defined by the Land Use Code or other regulations. Where definitions are provided in the Land Use Code, the Land Use Code definitions take precedence for the purpose of the Code's application.

*All definitions for the **Shoreline Management Element** are listed at the end of the glossary.*

LAND USE DESIGNATIONS

BelRed — A series of land use designations applicable to the BelRed Subarea that provide for the location of office, residential, commercial, and existing uses. The BelRed (also referred to as “Bel-Red”) designations include:

- **BelRed Commercial/Residential (BR-CR)**
A land use designation in the BelRed Subarea that provides for a mix of housing, retail, office and service uses, with an emphasis on retail and service uses. Multiple uses are encouraged on individual sites, in individual buildings, and in the district as a whole.
- **BelRed General Commercial (BR-GC)**
A land use designation in the BelRed Subarea that provides for a wide variety of business activities that provide goods and services to other businesses and the general public.
- **BelRed Medical Office (BR-MO)**
A land use designation in the BelRed Subarea that provides for office uses, with an emphasis on medical office.
- **BelRed Medical Office Node (BR-MO-1)**
A land use designation in the BelRed Subarea that provides for medium intensity office uses within the core of a nodal area, with an emphasis on medical office. The district is limited in

extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.

▪ **BelRed Office/Residential (BR-OR)**

A land use designation in the BelRed Subarea that provides for a mix of office, housing and retail uses, with office as the predominant use.

▪ **BelRed Office/Residential Node 1 (BR-OR-1)**

A land use designation in the BelRed Subarea that provides for a mix of office, housing and retail uses within the core of a nodal area, with office as the predominant use. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.

▪ **BelRed Office/Residential Node 2 (BR-OR-2)**

A land use designation in the BelRed Subarea that provides for a mix of office, housing and retail uses, with office as the predominant use. The district is located within a node but outside the node's core, and building heights provide for a transition between the node's core and areas outside the node.

▪ **BelRed Office/Residential Transition (BR-ORT)**

A land use designation in the BelRed Subarea that provides for low-intensity office and uses and low density multifamily residential dwellings, developed in such a manner as to provide a buffer between residential and more intensively developed properties.

▪ **BelRed Residential (BR-R)**

A land use designation in the BelRed Subarea that provides for residential uses. Limited retail and service uses are permitted secondary to residential use, in order to provide the amenity of shopping and services within easy walking distance of residential structures.

- **BelRed Residential/Commercial Node 1 (BR-RC-1)**
A land use designation in the BelRed Subarea that provides for a mix of housing, retail and services in this nodal area, with an emphasis on housing. The district is limited in extent in order to provide the level of intensity appropriate for areas in close proximity to the highest levels of transit service within the BelRed area.
- **BelRed Residential/Commercial Node 2 (BR-RC-2)**
A land use designation in the BelRed Subarea that provides for a mix of housing, retail and services. The district is located within a node but outside the node’s core, and building heights provide for a transition between the node’s core and areas outside the node.
- **BelRed Residential/Commercial Node 3 (BR-RC-3)**
A land use designation in the BelRed Subarea that provides for a mix of housing, retail, and services, with an emphasis on housing. The district is located within a node but in close proximity to mature, stable neighborhoods, and is thus appropriate for transitional heights.

Camp and Conference Center – (CCC) — A land use designation that provides for a mix of group camp, conference, retreat, recreation, and functional use activities. These activities are primarily for use by organizations and schools and the families and individuals they enroll. The purpose of the designation is to maintain the compatibility of this unique mix of uses with the surrounding neighborhood by using site design standards through the Land Use Code that both limit the overall intensity of the site and protect lower intensity uses from the effects of higher intensity uses. The CCC designation is predominantly non-commercial but may include small-scale, neighborhood business retail and service uses that are functionally related in nature and size to the property designated CCC and which do not exceed 5,000 square feet individually or 10,000 square feet in total.

Community Business — A retail land use designation that provides for the sale of convenience and comparison goods and services to the community.

Eastgate – Transit Oriented Development (EG-TOD) — A land use designation in the Eastgate subarea designed to provide for a mix of office, housing, retail, and services. Multiple uses and appropriate densities are encouraged to create a concentration of activity that supports transit service and retail development.

East Main - Transit Oriented Development (EM-TOD) — A land use designation in the Southwest Bellevue (West Bellevue) subarea designed to provide for a mix of office, housing, retail, and services. Multiple uses and appropriate densities are encouraged to create a concentration of activity that supports transit service and retail development.

General Commercial (GC) District — A land use designation that provides for the location of a wide variety of business activities that provide goods and services to other businesses and the general public. [*Amended Ord. 5433*]

Highrise Mixed Use — The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a high scale and density.

Light Industrial (LI) — A land use designation that provides for the location of an array of activities, including manufacturing, wholesale trade, research and development, and distribution activities. Sales of goods and services subordinate to permitted activities and low traffic-generating uses that sell bulky or large scale items are appropriate. Auto sales and rentals are appropriate only in certain locations.

Medical Institution (MI) — A land use designation that provides for the location of hospital uses and ancillary uses to the primary hospital use located in the same district. The purpose

of the district is to encourage master development planning, allow flexible dimensional standards to facilitate development for major medical institutions, and promote high quality urban design that is pedestrian- and transit-friendly and compatible with nearby neighborhoods.

Midrise Mixed Use — The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at a middle scale and density.

Midrise Residential Mixed Use — The purpose is to provide primarily housing with a mix of retail, service, office and complementary uses with a focus on housing at middle scale and density.

Multifamily High-density (MF-H) — A residential land use designation allowing up to 30 dwelling units per acre.

Multifamily Low-density (MF-L) — A residential land use designation allowing up to 10 dwelling units per acre.

Multifamily Medium-density (MF-M) — A residential land use designation allowing from 11 to 20 dwelling units per acre.

Neighborhood Business (NB) — A retail land use designation that provides for the sale of convenience goods and personal services for the day-to-day needs of the immediate neighborhood. These sites may also accommodate a limited amount of administrative office space, provided the office use does not interfere with the site's primary neighborhood serving function.

Neighborhood Mixed Use (NMU) — A land use designation that provides for a mix of retail, service, office, and residential uses, with an emphasis on neighborhood retail and service uses. This district is designed to be compatible with nearby residential neighborhoods and to be easily accessible from the nearby office and residential uses that it serves.

Office — A land use designation that provides for the location of business, financial, administrative and professional services.

Office, Limited Business (OLB) — A land use designation that provides areas for office, hotels, or motels. Uses such as eating establishments, retail sales, and services are permitted to provide the amenity of shopping and services within easy walking distance to support nearby businesses and employees.

Office, Limited Business – Open Space — A land use designation that provides for significant amounts of open space and for offices, hotels, or motels, and other uses permitted in the Office, Limited Business district, except for residential uses. The OLB-OS properties are developed as a cohesive site with unified building design. The open space area is reserved for public use and access and may include active and passive recreational uses. OLB-OS properties are at least 25 acres in size with at least forty percent of the total site reserved as a contiguous open space area.

Professional Office (PO) — A land use designation that provides for the location of facilities for low intensity business, financial, administrative, and professional services with exterior designs that are compatible with surrounding residential development.

Public Facilities (PF) — A land use designation suffix that recognizes use by public facilities that serve the general public or provide public benefit, such as streets, roads, highways, sidewalks, bicycle facilities, street and road lighting systems, traffic signals, domestic water systems, sanitary sewer systems, storm water conveyance systems, park and recreational facilities, schools, libraries, fire stations and other city facilities. Public facilities are fixed assets.

Single-family High-density (SF-H) — A residential land use designation allowing up to 5 dwelling units per acre.

Single-family Low-density (SF-L) — A residential land use designation allowing up to 1.8 dwelling units per acre.

Single-family Medium-density (SF-M) — A residential designation allowing up to 3.5 dwelling units per acre.

Single-family Urban Residential (SF-UR) — A residential land use designation allowing up to 7.5 dwelling units per acre.

Urban Core — The purpose is to provide an area for a mix of housing, retail, service, office and complementary uses at the highest scale and density, close to Downtown and light rail stations.