H-2510.1

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**HOUSE BILL 2252**

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**State of Washington 68th Legislature 2024 Regular Session**

**By** Representatives Klicker, Leavitt, Sandlin, Reed, Fosse, Graham, and Taylor

AN ACT Relating to allowing small business establishments in residential zones; and adding a new section to chapter 35.21 RCW.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

NEW SECTION. **Sec.**  A new section is added to chapter 35.21 RCW to read as follows:

(1) A city or town must allow neighborhood cafés to be permitted in any zone allowing residential uses provided that the following conditions are met:

(a) The total gross floor area of the café may not exceed 2,000 square feet;

(b) Outdoor seating is limited to no more than 30 percent of the gross floor area of the café;

(c) There are no drive-through facilities at the café;

(d) The café must offer food if alcoholic drinks are offered; and

(e) Hours of operation are limited to between 7:00 a.m. and 8:00 p.m.

(2) For the purposes of this section, "neighborhood café" means an establishment that serves a limited menu of food items and does not contain more than 2,000 square feet of gross floor area.

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