H-0374.2

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**HOUSE BILL 1175**

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**State of Washington 69th Legislature 2025 Regular Session**

**By** Representatives Klicker, Leavitt, Taylor, Parshley, Richards, Ryu, Thai, Barkis, Fitzgibbon, Dye, Macri, Doglio, Wylie, Kloba, Nance, and Bernbaum

AN ACT Relating to allowing small business establishments in residential zones; adding a new section to chapter 35.21 RCW; and adding a new section to chapter 35A.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 stores and neighborhood cafés to be permitted in any zone allowing residential uses provided that a café must offer food if alcoholic drinks are offered.

(2) Cities and towns may regulate parking provided that the regulations are not infeasible.

(3) Hours of operation may be limited by the city or town provided that neighborhood cafés are permitted to operate for at least 12 consecutive hours.

(4) Cities may establish additional regulations as necessary, including maximum square footage requirements.

(5) For the purposes of this section, "neighborhood café" means an establishment that serves a limited menu of food items and has at least 500 square feet of gross floor area.

NEW SECTION. **Sec.**  A new section is added to chapter 35A.21 RCW to read as follows:

(1) A code city or town must allow neighborhood stores and neighborhood cafés to be permitted in any zone allowing residential uses provided that a café must offer food if alcoholic drinks are offered.

(2) Cities and towns may regulate parking provided that the regulations are not infeasible.

(3) Hours of operation may be limited by the city or town provided that neighborhood cafés are permitted to operate for at least 12 consecutive hours.

(4) Code cities may establish additional regulations as necessary, including maximum square footage requirements.

(5) For the purposes of this section:

(a) "Neighborhood café" means an establishment that serves a limited menu of food items and has at least 500 square feet of gross floor area; and

(b) "Neighborhood store" means a convenience grocery store or mini-market that provides a variety of convenience items that may include, but are not limited to, food, beverages, and household items. A neighborhood store must be at least 500 square feet of gross floor area.

**--- END ---**