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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

Prefiled 01/07/25. Read first time 01/13/25. Referred to Committee on Local Government.

1 AN ACT Relating to allowing small business establishments in  
2 residential zones; adding a new section to chapter 35.21 RCW; and  
3 adding a new section to chapter 35A.21 RCW.

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

5 NEW SECTION. **Sec. 1.** A new section is added to chapter 35.21  
6 RCW to read as follows:

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

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

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

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

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

1        NEW SECTION.    **Sec. 2.**    A new section is added to chapter 35A.21  
2    RCW to read as follows:

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

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

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

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

14       (5) For the purposes of this section:

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

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

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