

**SHB 2252** - S COMM AMD

By Committee on Local Government, Land Use & Tribal Affairs

1 Strike everything after the enacting clause and insert the  
2 following:

3 "NEW SECTION. **Sec. 1.** A new section is added to chapter 35.21  
4 RCW to read as follows:

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

8 (a) The total gross floor area of the café or store must be at  
9 least 500 square feet and must not exceed the maximum gross floor  
10 area allowed by the city or town;

11 (b) There are no drive-through facilities at the café or store;

12 (c) The café or store does not offer or sell alcoholic beverages;  
13 and

14 (d) The café or store is located on a street where there is more  
15 than one means of egress for vehicle traffic.

16 (2) Hours of operation, noise, signage, and freight traffic may  
17 be limited by the city or town.

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

21 (b) For the purposes of this section, "neighborhood store" means  
22 a convenience grocery store or mini-market that provides a variety of  
23 convenience items that may include, but is not limited to, food,  
24 beverages, and household items. A neighborhood store must be at least  
25 500 square feet of gross floor area.

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

28 (1) A code city may allow neighborhood cafés or stores to be  
29 permitted in any zone allowing residential uses provided that the  
30 following conditions are met:

1 (a) The total gross floor area of the café or store must be at  
2 least 500 square feet and must not exceed the maximum gross floor  
3 area allowed by the code city;

4 (b) There are no drive-through facilities at the café or store;

5 (c) The café or store does not offer or sell alcoholic beverages;  
6 and

7 (d) The café or store is located on a street where there is more  
8 than one means of egress for vehicle traffic.

9 (2) Hours of operation, noise, signage, and freight traffic may  
10 be limited by the code city.

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

14 (b) For the purposes of this section, "neighborhood store" means  
15 a convenience grocery store or mini-market that provides a variety of  
16 convenience items that may include, but is not limited to, food,  
17 beverages, and household items. A neighborhood store must be at least  
18 500 square feet of gross floor area."

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19 On page 1, line 2 of the title, after "zones;" strike the  
20 remainder of the title and insert "adding a new section to chapter  
21 35.21 RCW; and adding a new section to chapter 35A.21 RCW."

EFFECT: • Authorizes, rather than requires, a city, town, or code  
city to allow neighborhood cafés or stores to be permitted in any  
zone allowing residential uses if the café or store meets certain  
requirements;

• Provides that the café or store must be at least 500 square  
feet and may not exceed a maximum gross floor area allowed by the  
city, town, or code city;

• Prohibits a neighborhood café or store from offering alcoholic  
beverages;

• Clarifies that the café or store must be located on a street,  
rather than in an area, where there is more than one means of egress  
for vehicle traffic; and

- Authorizes a city, town, or code city to limit the noise, signage, and freight traffic in addition to the hours of operation for neighborhood cafés and stores.

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