
Local Government Committee

HB 2252

Brief Description: Allowing small business establishments in residential zones.

Sponsors: Representatives Klicker, Leavitt, Sandlin, Reed, Fosse, Graham and Taylor.

<p>Brief Summary of Bill</p> <ul style="list-style-type: none">• Requires cities and towns to allow neighborhood cafes that meet certain requirements to be permitted in residential zones.
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Hearing Date: 1/23/24

Staff: Elizabeth Allison (786-7129).

Background:

Local governments divide land within their jurisdictions into regulated zones that designate land into different uses and purposes. These include residential, commercial, and industrial zones. Each local government adopts a zoning map which provides visualization of various zones throughout the jurisdiction.

Residential zones include land that is permitted for residential use. Residential zones may allow single-family residences and multi-family residences.

Summary of Bill:

A city or town must allow neighborhood cafes to be permitted in any zone allowing residential uses, provided the following conditions are met:

- The total gross floor area of the cafe must be 2,000 square feet or less.
- Outdoor seating may not take up more than 30 percent of the gross floor area of the cafe.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

- There are no drive-through facilities.
- If alcoholic beverages are offered, food must also be offered.
- The cafe's hours of operation are between 7:00 a.m. and 8:00 p.m.

A neighborhood cafe is an establishment that serves a limited menu of food items and does not contain more than 2,000 square feet of gross floor area.

Appropriation: None.

Fiscal Note: Requested on January 21, 2024.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.