

SENATE BILL REPORT

SHB 2252

As of February 12, 2024

Title: An act relating to allowing small business establishments in residential zones.

Brief Description: Allowing small business establishments in residential zones.

Sponsors: House Committee on Local Government (originally sponsored by Representatives Klicker, Leavitt, Sandlin, Reed, Fosse, Graham and Taylor).

Brief History: Passed House: 2/9/24, 97-0.

Committee Activity: Local Government, Land Use & Tribal Affairs: 2/15/24.

Brief Summary of Bill

- Requires cities, towns, and code cities to allow neighborhood cafes in any zone allowing residential uses if the café meets certain criteria.

SENATE COMMITTEE ON LOCAL GOVERNMENT, LAND USE & TRIBAL AFFAIRS

Staff: Maggie Douglas (786-7279)

Background: A city, town, or county may enact ordinances regulating the use of land and zoning certain development and activities within its jurisdiction. Such regulations generally include, among other things, the use of buildings, structures, and land for residence, commercial, industrial, or other purposes.

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

- the total gross floor area of the café must be at least 500 square feet;
- there are no drive-through facilities;
- if alcoholic beverages are offered, food must also be offered; and
- the café is located in an area where there is more than one means of egress for vehicle

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traffic.

Cities, towns, and code cities may not require more than two off-street parking spots per café. Cities, towns, and code cities may limit the hours of operation for neighborhood cafés.

A neighborhood café is defined as an establishment that serves a limited menu of food items and has at least 500 square feet of gross floor area.

Appropriation: None.

Fiscal Note: Available.

Creates Committee/Commission/Task Force that includes Legislative members: No.

Effective Date: Ninety days after adjournment of session in which bill is passed.