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## Local Government Committee

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### HB 1175

**Brief Description:** Allowing small business establishments in residential zones.

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

<p style="text-align: center;"><b>Brief Summary of Bill</b></p> <ul style="list-style-type: none"><li>• Requires cities and towns to allow neighborhood stores and neighborhood cafés to be permitted in residential zones.</li></ul>
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**Hearing Date:** 1/21/25

**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 stores and neighborhood cafés in any zone allowing residential uses, provided that a café must offer food if alcoholic drinks are offered.

Cities may regulate parking, limit the hours of operation, and establish additional regulations as

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necessary, including maximum square footage requirements. Neighborhood stores and cafés must be permitted to operate for at least 12 consecutive hours.

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

A neighborhood store is a convenience grocery store or mini-market that provides a variety of convenience items that may include food, beverages, and household items. A neighborhood store must have at least 500 square feet of gross floor area.

**Appropriation:** None.

**Fiscal Note:** Requested on January 15, 2025.

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