
SUBSTITUTE HOUSE BILL 1175

State of Washington

69th Legislature

2025 Regular Session

By House Local Government (originally sponsored by Representatives Klicker, Leavitt, Taylor, Parshley, Richards, Ryu, Thai, Barkis, Fitzgibbon, Dye, Macri, Doglio, Wylie, Kloba, Nance, and Bernbaum)

READ FIRST TIME 01/29/25.

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) Cities that plan under the growth management act and that are
19 required to submit their next comprehensive plan update in 2027
20 pursuant to RCW 36.70A.130 must adopt or amend by ordinance, and
21 incorporate into their development regulations, zoning regulations,

1 and other official controls, the requirements of this section in
2 their next comprehensive plan update. All other cities must implement
3 the requirements of this section within two years of the effective
4 date of this section.

5 (6) For the purposes of this section:

6 (a) "Neighborhood café" means an establishment that has at least
7 500 square feet of gross floor area; and

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

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

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

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

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

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

26 (5) Code cities that plan under the growth management act and
27 that are required to submit their next comprehensive plan update in
28 2027 pursuant to RCW 36.70A.130 must adopt or amend by ordinance, and
29 incorporate into their development regulations, zoning regulations,
30 and other official controls, the requirements of this section in
31 their next comprehensive plan update. All other code cities must
32 implement the requirements of this section within two years of the
33 effective date of this section.

34 (6) For the purposes of this section:

35 (a) "Neighborhood café" means an establishment that has at least
36 500 square feet of gross floor area; and

37 (b) "Neighborhood store" means a convenience grocery store or
38 mini-market that provides a variety of convenience items that may
39 include, but are not limited to, food, beverages, and household

1 items. A neighborhood store must be at least 500 square feet of gross
2 floor area.

--- **END** ---