
HOUSE BILL 1175

State of Washington

69th Legislature

2025 Regular Session

By Representatives Klicker, Leavitt, Taylor, Parshley, Richards, Ryu, Thai, and Barkis

Prefiled 01/07/25.

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

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

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

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

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

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

14 (5) For the purposes of this section:

15 (a) "Neighborhood café" means an establishment that serves a
16 limited menu of food items and has at least 500 square feet of gross
17 floor area; and

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

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