

637 SE Harrison Street, Portland, OR

Allowable Uses Overview

1.) General

- A.) The current zoning for 637 SE Harrison Street is IG1, but the current use of the structure is residential.
- B.) Under the current use, the owner of the home must live there for any commercial activity to take place. Levels of commercial use are limited. This is called a Home Occupation.
- C.) The current zoning allows more than a home occupation use, but would require a Change of Occupancy Permit for the owner to live somewhere else and for the building to have commercial-only activity.

2.) Home Occupation Options (Live/Work)

- A.) A Home Occupation use is allowed in 637 SE Harrison Street, but it requires the owner to occupy the home as their primary residence.
- B.) A Home Occupation use does not require a home to be in a commercial zone for Home Occupation to be legal.
- C.) Type A Home Occupation (Allowed at 637 SE Harrison Street)
 - i.) Residents may use house as a place of work but NO customers or non-resident employees may come to the site
 - ii.) Anyone who works in the house must also live there
 - iii.) No permit is required
 - iv.) Examples include an artist's studio, craftsperson, writer, computer programmer, consultant, etc.
- D.) Type B Home Occupation (Allowed at 637 SE Harrison Street)
 - i.) Residents of the house use their home as a place of work, but there is some limited coming and going by other people as a part of the business activity
 - ii.) Owners can have EITHER one employee or a business partner who does not live in the home come to work at the house OR up to eight customers per day may come to the house

- iii.) The business must be run as appointment only, where customers make prior arrangements before coming to the house
- iv.) Retail sales are only allowed as an accessory use to the service provided at the house. For example, selling hair care products at a salon
- v.) Permit and neighborhood notification is required but no change of occupancy permit is needed
- vi.) Examples include a massage studio, a therapist's office, tutoring a hair salon with no other employees, etc.

3.) Commercial Use Options

- A.) The IG1 Zone does allow for commercial (nonresidential) use.
- B.) In the IG1 zone, the owner does NOT need to live in the building.
- C.) Commercial uses in the IG1 zone are broad, and include low intensity offices such as offices for a CPA firm, a law firm, therapists, medical/dental clinics, real estate offices, etc.
- D.) Given that the current use of the structure is residential, a new owner would need to file for a Change of Occupancy Permit with the City of Portland. A change of occupancy permit requires modifications to the home.
- E.) Phoenix Redevelopment, Inc. has completed the applications needed to set the stage for an owner to secure a Change of Occupancy Permit for 637 SE Harrison Street. We do not plan to file for this change, we have simply completed the work needed to be able to file for this change. We have a set of drawings, a summary of the City's list of required changes for 637 SE Harrison Street, and a bid from a general contractor to implement these changes. If you are interested in knowing more about how 637 SE Harrison Street can be converted to commercial occupancy, please contact us.

Home Occupation Documents Available from the City of Portland Website

Brochure on Home Occupations

Article on "I want to operate a business out of my home"

Article on "Home Occupation Permits"

Commercial Use Documents Available from the City of Portland Website

Commercial Zone, Zoning Code Chapter 33.140