

# COMMERCIAL LOT FOR SALE

1307 W. Main St.  
Carrboro, NC 27510

\$55,000

PRICE DROP

PRICE REDUCED! NOW \$395,000



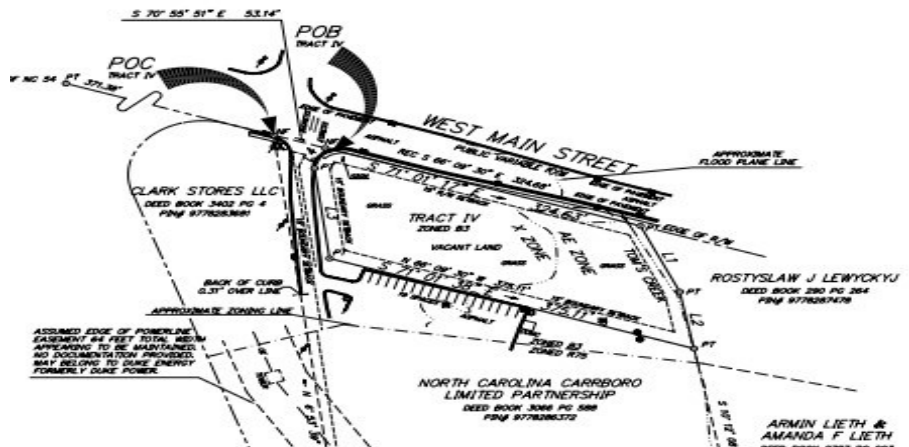
Water & Sewer in the Street

Carrboro B-3 Zoning

1.163 Acre Lot

6500 +/- AADT Count 2015

Orange Co. PIN 9778286664



**DAVID MORGAN**

PARTNER/BROKER/REALTOR

**919-740-8040**

[dmorgan@trescommercial.com](mailto:dmorgan@trescommercial.com)

**TRIANGLE REAL ESTATE SERVICES, LLC**

**COMMERCIAL DIVISION**

121 S. ESTES DR., SUITE 106

CHAPEL HILL, NC 27514

[www.trianglerealestateservices.com](http://www.trianglerealestateservices.com)

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# B3 Zoning District

## Uses Allowed in the B3 Zoning District

Category	Land Use	Required Permit
1.111	Single Family Detached 1 per lot (Site Built / Modular)	Z
1.121	Single Family Detached 1-4 units (Site Built / Modular)	Z
1.1211	Single Family Detached 5-12 units (Site Built / Modular)	SUP
1.1212	Single Family Detached 13+ units (Site Built / Modular)	CUP
1.21	2-Family Conversion 1-4 units	Z
1.2101	2-Family Conversion 5-12 units	SUP
1.2102	2-Family Conversion 13 + units	CUP
1.22	Primary Residence with Assessorly Apartment 1-4 units	Z
1.2201	Primary Residence with Assessorly Apartment 5-12 units	SUP
1.2202	Primary Residence with Assessorly Apartment 13+ units	CUP
1.231	Duplex 1-4 units (Maximum 20% with > 3 bedrooms)	Z
1.2311	Duplex 5-12 units (Maximum 20% with > 3 bedrooms)	SUP
1.2312	Duplex 13 + units (Maximum 20% with > 3 bedrooms)	CUP
1.241	2-Family Apartment 1-4 units (Maximum 20% with > 3 bedrooms)	Z
1.2411	2-Family Apartment 5-12 units (Maximum 20% with > 3 bedrooms)	SUP
1.2412	2-Family Apartment 13+ units (Maximum 20% with > 3 bedrooms)	CUP
1.31	Multi-Family Conversion 3-4 units	Z
1.3101	Multi-Family Conversion 5-12 units	SUP
1.3102	Multi-Family Conversion 13+ units	CUP
1.321	Multi-Family Townhouse 3-4 units (Maximum 20% with > 3 bedrooms)	Z
1.3211	Multi-Family Townhouse 3-12 units (Maximum 20% with > 3 bedrooms)	SUP
1.3212	Multi-Family Townhouse 13+ units (Maximum 20% with > 3 bedrooms)	CUP
1.331	Multi-Family Apartments 3-4 units (Maximum 20% with > 3 bedrooms)	Z
1.3311	Multi-Family Apartments 5-12 units (Maximum 20% with > 3 bedrooms)	SUP
1.3312	Multi-Family Apartments 13+ units (Maximum 20% with > 3 bedrooms)	CUP
1.34	Single-Room Occupancy 1-4 units	Z
1.3401	Single-Room Occupancy 5-12 units	SUP
1.3402	Single-Room Occupancy 13+ units	CUP

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## Uses Allowed in the B3 Zoning District (continued)

1.43	Adult Care Home, Class A	Z
1.45	Child Care Home, Class A	Z
1.47	Maternity Home	Z
1.48	Nursing Care Home	Z
1.61	Temporary Homes for the Homeless	SUP
1.62	Overnight Shelters for the Homeless	SUP
1.9	Home Occupation	SUP
2.11	Sales and Rental / No Outside Storage / High-Volume	Z, C (>1 Acre)
2.111	ABC Stores	CUP
2.12	Sales and Rental / No Outside Storage / Low-Volume	Z, C (>1 Acre)
2.14	Drive-In Windows / No Outside Storage	CUP
2.24	Drive-In Windows / With Outside Display	CUP
3.11	Office Serving Clients On Premises	SUP
3.12	Office Attracting Little or No Client Traffic	SUP
3.13	Medical Offices < 10,000 sq. ft.	SUP
3.15	Copy Centers / Printing Operations	SUP
3.23	Banks with Drive-In Windows	CUP
3.25	ATM Freestanding	CUP
5.2	Churches, Synagogues, Temples, etc.	Z, C (>1 Acre)
5.31	Libraries, Museums, Art Galleries, and Similar Uses in Residential Building < 3,500 sq. ft.	Z
5.81	Town-Owned and/or Operated Public Parking Lot	Z
6.11	Indoor Recreation Facilities	Z, C (>1 Acre)
6.14	Community Center (Public / Non-Profit)	Z
9.3	Gas Sales Operation	SUP
13.1	Police Stations	Z
13.2	Fire Stations	Z
13.3	Rescue Squad, Ambulance Service	SUP
13.4	Civil Defense Operation	SUP
15.1	Post Office	CUP
15.7	Cable Television Signal Distribution Center	SUP
15.81	Town-Owned and/or Operated Parking Lot	Z
15.82	All Other Town-Owned and/or Operated Facilities and Services	Z
16.1	Dry Cleaner / Laundromat with Drive-In Windows	CUP
16.2	Dry Cleaner / Laundromat without Drive-In Windows	SUP
17.1	Utility Facility, Neighborhood	SUP
17.3	Cable Television Satellite Station	SUP
17.4	Underground Utility Lines	Z
18.1	Towers and Antennas < 50 ft. Tall	Z
18.2	Towers and Antennas > 50 ft. Tall and Satellite Dish	CUP
18.3	Antennas > 50 ft. Tall on Structures Other Than Towers [Not accessory 15-150(c)5]	SUP
19.1	Open Air Markets	SUP
19.2	Horticultural Sales with Outdoor Display	SUP
19.3	Christmas Tree or Pumpkin Seasonal Sales	Z
21.1	Town-Owned Cemetery	Z
22.1	Child Day Care Home	SUP
22.2	Child Day Care Facility	Z
22.3	Senior Citizens Day Care, Class A	Z
22.4	Senior Citizens Day Care, Class B	Z
23.1	Temporary Construction Structures / Parking On Site	Z
26.1	Major Subdivisions 5-12 Lots	SUP
26.1001	Major Subdivisions 13+ Lots	CUP
26.2	Minor Subdivisions 2-4 Lots	Z
27	Combination Uses	Z, SUP, or CUP (15-154)
29	Special Events	CUP

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