

Permit Permission Considerations

Items to require (and/or consider in permitting permission) when zoning around freight rail corridors and freight facilities

	Setbacks for property abutting freight facility	Minimum lot depth (feet) for property abutting freight facility	Height restrictions	Structure Requirements	Noise and vibration assessment and mitigation Responsibility	Buyer Notification about freight activity	Other
Residential	250-500 feet or [X] percent of average lot depth depending on freight activity and density	1000	Dependent on noise/vibration assessment and whether mitigation required, because of freight density and activity	Achieve 50 dBA inside unit (based on HUD/EPA/FRA/FAA noise guidance) and on land uses—this is Land Use 2 (residence where people usually sleep)	Developer	Yes	Entrances and exits should not be sited near at-grade crossings, and entry/exit points of heavily trafficked distribution facilities, port facilities and other terminals.
Mixed Use	250-500 feet or [X] percent of average lot depth depending on freight activity and density	1000		Achieve 55-60 dBA inside unit; would be lower if Land Use 2 is close to rail line	Developer	Yes	Entrances and exits should not be sited near at-grade crossings and other heavily truck trafficked areas Ensure that cross-dock facilities and turning radii for trucks to deliver to commercial components of the facility are sufficient

Residential care facility	250-500 feet or [X] percent of average lot depth depending on freight activity and density	1500		Land Use 2— Up to 50 dBA to stay within a no impact area	Developer	Yes. Recommend incoming residents are required to sign notification letter	Entrances and exits, and parking and pedestrian crossing areas should not be sited near at-grade crossings, and other heavily used truck traffic crossing points
Hospital	250-500 feet or [X] percent of average lot depth depending on freight activity and density	2500		Land Use 2— Up to 50 dBA to stay within a no impact area	Developer	Yes	Entrances and exits, and parking and pedestrian crossing areas should not be sited near at-grade crossings, and other heavily used truck traffic crossing points.
School	250-500 feet or [X] percent of average lot depth depending on freight activity and density	1500		Land Use 3 - institutional use with primarily anytime and evening use up to 65dBA	Developer	Yes	Entrances and exits, and parking and pedestrian crossing areas should not be sited near at-grade crossings, and other heavily used truck traffic crossings. Recommend fencing between school property and freight facility to discourage trespass