

Table XII-16

**REGIONAL STANDARDS FOR AVERAGE NUMBER OF JOBS PER ACRE FOR
COMMERCIAL AND INDUSTRIAL LAND USES**

Land Use	Average Number of Jobs Per Acre of Land ^a
Commercial- Retail	16.6
Commercial- Service	16.6
Commercial- Office (Low Density) ^b	25.0
Commercial- Office (High Density) ^b	40.0
Industrial- All ^c	8.3

^aIncludes the area devoted to the given use, consisting of the ground floor site area occupied by any building, required yards and open space, and parking and loading areas.

^bThe low density office standard is equivalent to a floor area ratio of 30 percent and a gross building area of about 325 square feet per employee. In situations where high-rise office buildings are common, such as in the Milwaukee central business district, the number of office employees per acre would be significantly higher, and the high density office standard would apply.

^cThe industrial standard is intended to be representative of typical new single-story industrial development. It should be recognized that the number of industrial employees per acre can vary considerably from site to site, depending upon the nature of the manufacturing activity, the level of automation, the extent to which warehousing or office functions are located at the site, and other factors.

Source: SEWRPC 2035 Regional Land Use Plan.