Details regarding a comprehensive database containing all parcels in San Juan County:

Information in this database has been taken from the GIS "open data" section of the SJC web site at "http://data.sjcgis.org/"

Data is primarily from SJC GIS January 2017 "Parcels" database which has been enhanced by the addition of waterfront info fields from the "tax parcels" database.

TPN is the acronym for 'tax parcel number'

In addition, a field entitled "density" was added by Dean Dougherty (SJPT, based on conversation with Nick Peihl, SJC GIS) from the "Comprehensive Plan Zoning Density" dataset.

The LandUse field comes from the GIS "Comprehensive Plan Land Use" dataset (matching on tpns) and the description of the Land Use comes from the GIS "Comprehensive Land Use Designations" dataset.

The description of the "Use Code" comes from the GIS "Assessor Land Use Codes" dataset.

The field "max parcels on this tpn" is a calculation of the integer value of the legal acres divided by the density assigned to this tpn

The field "revised density" was created to deal with parcels which have been assigned a density of zero; in these cases the revised density is set to 1. Otherwise the field is set to the "density" field.

The field "calculated density" describes the average density in dwelling units/acre for the data displayed; the field "buildout density" describes the average density in du's/acre when all parcels within the data being searched are subdivided to their maximum number of parcels.

ADU data is not reflected here.

The field "non conforming" indicates if the legal acres for the parcel are less than the density assigned to that parcel.

The field "local" is set to "y" if the owner's zip code is one of the zip codes assigned to SJC.

This relational database has been designed and maintained by Joe Symons, Olga WA

Contact joesymons@me.com to facilitate understanding of the SJC CP update.