

SOUTH JORDAN CITY PLANNING COMMISSION STAFF REPORT

MEETING DATE: JANUARY 27, 2026

FILE OVERVIEW

Item Name	Legislative Text Amendments to City Code
Address	1600 W. Towne Center Drive, South Jordan, UT 84095
File Number	PLZTA202600002 Ordinance 2026-03
Applicant	City of South Jordan
Staff Author	Joe Moss, Long Range Planner
Presenter	Brian Preece, Director of Planning and Economic Development

ITEM SUMMARY

Staff is recommending modifications to four sections of the code to provide clarification of existing standards. The following chapters have modifications proposed:

- [§16.36.090, Monument Signs](#) is proposed to be amended to clarify that monument signs on upslope grades are permitted to be a maximum of 6' tall.
- [§17.60.020.H, C-N Zone Architecture Standards](#) is proposed to be amended to clarify the minimum required percentage of required pitched roof.
- [§17.72.080, P-C Zone Plan](#) is proposed to be modified to eliminate a reference to the City's previous General Plan and eliminate outdated submittal requirements for paper copies of a submittal.
- [§17.130.130.030 Prohibitions](#) in the ADU Floating Zone is proposed to be amended to clarify where ADU entrances are permitted.

REPORT ANALYSIS

Application Summary: The proposed changes to the zoning code are intended to clarify existing standards or to more clearly reflect how they have been historically interpreted by staff. The following four sections are proposed to be modified:

[§16.36.090, Monument Signs](#) is proposed to be amended to clarify that monument signs on upslope grades are permitted to be a maximum of 6' tall. Staff have historically interpreted the code to allow for this, however there is a conflict in the current code since it stipulates that monument signs should be measured from the sidewalk elevation. The proposed modification clarifies that signs on upslopes are measured from the lowest point of the sign to the highest point. New graphics help to more clearly explain where and how height is measured for both upslope and level/ downslope signs.

[§17.60.020.H, C-N Zone Architecture Standards](#) is proposed to be amended to clarify roof pitch requirements in the C-N Zone. The current code simply requires that it shall have a pitched roof, however some allowances for portions of flat roofs to accommodate things like rooftop utilities have historically been allowed. The proposed modification clarifies how much can be less than the minimum required pitch (at least 75% of the roof area), with an exemption for projections like dormers that are less than 10% of the overall roof.

[§17.72.080, P-C Zone Plan](#) is proposed to be modified to eliminate two outdated elements. The first of these is a reference to a planning designation that was part of the City's previous general plan which was replaced in 2020. The second is a clause in the code requiring applicants to submit paper copies. These are no longer required as submittals are done online. All other submittal requirements are proposed to remain in the code.

[§17.130.130.030 Prohibitions](#) in the ADU Floating Zone is proposed to be amended to clarify where ADU entrances are permitted. The current code simply states that they can't be visible from the street. Historically this has been interpreted by staff to mean it can't be located on the front of the home. Depending on the configuration of the existing home and street locations, entrances located on the side of the home may still technically be visible from the street. The proposed modification clarifies that the ADU entrance is not permitted on the primary elevation as defined by which façade is most prominent and faces the street.

FINDINGS AND RECOMMENDATION

Strategic Priorities Conformance:

The application is in conformance with the following directives from the Strategic Direction:

- BRE-1. Develops effective, well-balanced, and consistently applied ordinances and policies

- BRE-2. Implements ordinances and policies that encourage quality community growth and development

Findings:

- The proposed modifications will help South Jordan’s zoning code be clearer and enforceable.
- The proposed modifications are not major changes from existing policy and procedure but do provide additional clarity to the subdivision and zoning code.

Conclusions:

- The application is in conformance with the City’s Strategic Priorities.

Planning Staff Recommendation:

Staff recommends approval of the ordinance based on the report analysis, findings, and conclusions listed above.

PLANNING COMMISSION ACTION

Required Action:

Recommendation for City Council

Scope of Decision:

This is a legislative item that will be decided by the City Council. The decision should consider prior adopted policies.

Standard of Approval:

Utah Code [§ 10-9a-102](#) grants the City Council a general land use authority to enact regulations that it considers necessary or appropriate for the use and development of land in the City. (See Utah Code [§ 10-9a-501](#) et seq.)

Motion Ready:

I move that the Planning Commission provides a favorable recommendation to the City Council for:

1. Ordinance 2026-03 Text Amendment to City Code (§16.36.090 Monument Signs, §17.60.020 Development and Design Standards in the C-N Zone, §17.72.080 P-C Zone Plan, and §17.130.130.030 Prohibitions in the ADU Floating Zone)

Alternatives:

1. Recommend approval with modifications
2. Recommend denial of the ordinance
3. Schedule the item for a decision at some future date.

SUPPORTING MATERIALS

1. Ordinance 2026-03
 - a. Exhibit A, 16.36.090 Monument Signs
 - b. Exhibit B, 17.60.020 Development and Design Standards in the C-N Zone
 - c. Exhibit C, 17.72.080 P-C Zone Plan
 - d. Exhibit D, 17.130.130.030 Prohibitions in the ADU floating Zone

ORDINANCE NO. 2026 - 03

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, AMENDING CHAPTERS 16.36.090 (MONUMENT SIGNS), 17.60.020 (DEVELOPMENT AND DESIGN STANDARDS IN THE C-N ZONE), 17.72.080 (P-C ZONE PLAN), AND 17.130.130.030 (PROHIBITIONS IN THE ADU FLOATING ZONE) OF THE SOUTH JORDAN CITY MUNICIPAL CODE TO CLARIFY DEVELOPMENT STANDARDS.

WHEREAS, Utah Code Section 10-9a-102 grants the City of South Jordan (the “City”) authority to enact ordinances that the South Jordan City Council (the “City Council”) considers necessary or appropriate for the use and development of land within the City; and

WHEREAS, the updated zoning code will enable the City to more effectively administer the development code; and

WHEREAS, the South Jordan Planning Commission held a public hearing, reviewed the proposed text amendment set forth in the attached **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, and made a recommendation to the City Council; and

WHEREAS, the City Council held a public hearing and reviewed the proposed text amendment; and

WHEREAS, the City Council finds that the proposed text amendment, set forth in **Exhibit A, Exhibit B, Exhibit C, and Exhibit D**, will enhance the public health, safety and welfare in the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Amendment. Section 16.36.090 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit A**, is hereby amended.

SECTION 2. Amendment. Section 17.60.020 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit B**, is hereby amended.

SECTION 3. Amendment. Section 17.72.080 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit C**, is hereby amended.

SECTION 4. Amendment. Section 17.130.130.030 of the South Jordan City Municipal Code, as set forth in the attached **Exhibit D**, is hereby amended.

SECTION 5. Severability. If any section, part or provision of this Ordinance is held invalid or unenforceable, such invalidity or unenforceability shall not affect any other portion of this Ordinance and all sections, parts, provisions and words of this Ordinance shall be severable.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon publication or posting as required by law.

[SIGNATURE PAGE FOLLOWS]

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2026 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Kathie Johnson	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____
Tamara Zander	_____	_____	_____	_____
Jason McGuire	_____	_____	_____	_____

Mayor: _____
Dawn R. Ramsey

Attest: _____
Anna Crookston, City Recorder

Approved as to form:

Gregory Simonsen
Gregory Simonsen (Jan 8, 2026 17:49:33 MST)
Office of the City Attorney

16.36.090: MONUMENT SIGNS

1. Zoning: Monument signs are permitted in all zones. Monument signs in residential or agricultural zones are only permitted in conjunction with a residential development, agricultural business, church, school, or an institutional or recreational facility that has been approved by the City. Monument signs are not permitted for home occupations.
2. Standard Monument Signs:
 1. Each lot, parcel or pad frontage is permitted one (1) standard monument sign whose size, not to exceed sixty four (64) square feet, is calculated as follows:

Lot Or Development Size	Maximum Sign Area
0 to 1 acre	32 sq. ft.
Larger than 1 acre	32 sq. ft. for the first acre + 1 sq. ft. for each additional 0.25 acres

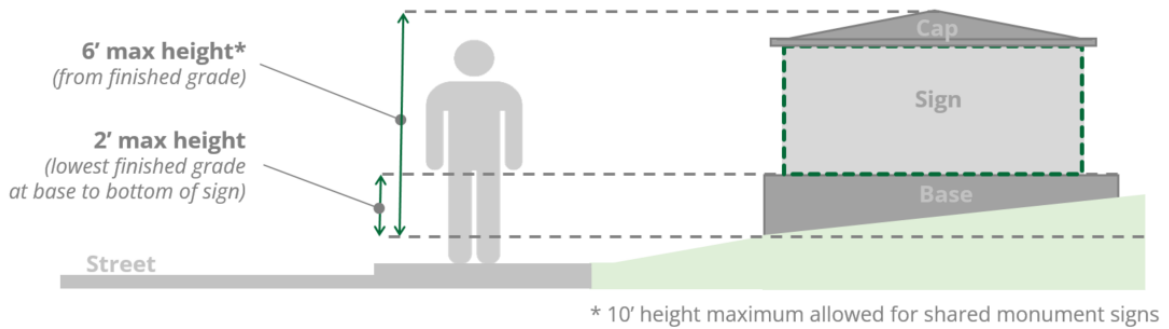
2. Other freestanding signs, except exempt signs, shall not be placed on a lot, parcel, or pad where a standard monument sign is located.
3. Shared Monument Signs:
 1. A lot or development that is at least two (2) acres in size and contains more than three (3) tenants is permitted a shared monument sign whose size, not to exceed one hundred (100) square feet, is calculated as follows:

Number Of Tenants	Maximum Sign Area
4 to 7	1.5 times the maximum standard monument sign area permitted according to subsection B of this section
More than 7	2 times the maximum standard monument sign area permitted according to subsection B of this section

2. Only one (1) shared monument sign is permitted for a development that includes multiple lots, parcels, or pads. Standard monument and other freestanding signs, except exempt signs, shall not be placed on any lot, parcel, or pad in a development where there is an approved shared monument sign.
4. Height: ~~The maximum height of a standard monument sign shall be six feet (6') from the top back of curb or sidewalk of the adjoining street. A standard monument sign may be placed on a~~

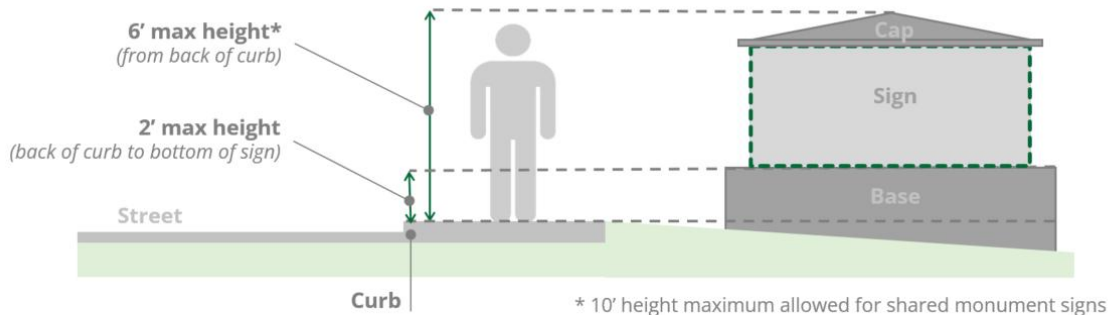
maximum two foot (2') landscaped berm, masonry planter box, or masonry base; attached to masonry columns that suspend the sign up to two feet (2') above the finished grade. Shared monument signs shall have a maximum height of ten feet (10').

1. **Non-shared monument signs shall have a maximum height of six feet (6').**
2. **Shared monument signs shall have a maximum height of ten feet (10').**
3. **When located on an upslope from an adjoining street or sidewalk, height is measured from the lowest point of the sign base.**



UPSLOPE MONUMENT SIGN HEIGHT DIAGRAM

4. **When located level to or on a downslope from an adjoining street or sidewalk, height is measured from the back of curb.**



LEVEL AND DOWNSLOPE MONUMENT SIGN HEIGHT DIAGRAM

5. **Monument sign bases shall be a maximum two feet (2') in height.**
 6. **Sign caps and bases located above the back of curb are included in the overall height maximum calculation.**
 7. **Monument signs may be located on berms if the height of the berm is included in the maximum height measurement. Berms shall be measured from where the berm meets the lowest point of the surrounding finished grade.**
5. Separation: A minimum one hundred foot (100') separation shall be maintained between monument signs. A monument sign shall be located as near as possible to the center of the street frontage.

6. Design: Monument signs shall be designed with colors and architecture that are compatible with the buildings that they identify. Supports shall have architectural coverings and design that complement the overall design scheme. Translucent cabinet signs may only be used in commercial and industrial zones. Monument signs shall be constructed of low maintenance materials and shall be placed in a landscaped area. All wiring and similar components shall be concealed.
7. Illumination: Monument signs may be internally or externally illuminated in commercial and industrial zones. Monument signs in office, residential and agricultural zones may only be illuminated with concealed lighting. Monument signs shall not be illuminated by exposed bulbs or neon tubes.

17.60.020: DEVELOPMENT AND DESIGN STANDARDS

- A. Development Review: Uses proposed in commercial zones may only be established in conformance with the city's development review procedures. Applicants shall follow the procedures and requirements of this code regarding development review in the preparation and review of development proposals in commercial zones. All uses shall be conducted according to the approved plan or plat and any conditions of approval. Plans or plats may not be altered without prior approval of the city, except as allowed under state law.
- B. Area Requirements: Commercial zones shall comply with the requirements in the area requirements table below. A C-N zone shall not be established when located within one-third (1/3) mile of another commercial zone (C-N, C-C, or C-F).

Zone	Minimum Zone Area (Acres) ¹	Maximum Zone Area (Acres) ¹	Minimum Project Area (Acres) ²	Minimum Lot Area (Acres)
C-N	1	10 ³	1	n/a
C-C	5	n/a	1	n/a
C-F	5	n/a	1	n/a

Notes

¹"Zone area" is defined as all contiguous lots or parcels that have the same zoning designation. A zone area intersected by a public right of way is considered as 1 zone area.
²"Project area" is defined as a development for which preliminary plat or site plan approval has been proposed or granted.
³A C-N zone area not traversed by a public right of way shall not exceed 5 acres.

- C. Density: There is no restriction on the number of lots or parcels or the number of buildings on a lot or parcel, except as may be limited by other standards, regulations, or requirements of this title (planning and land use ordinance), in commercial zones.
- D. Lot Width And Frontage: No minimum lot width is required for lots in Commercial Zones. Lots not fronting on a street must be accessible to the public via a recorded easement or right-of-way.
- E. Yard Area: The following yard area requirements apply to lots or parcels in Commercial Zones:
 - 1. The following minimum yard area requirements apply to main and accessory buildings:
 - a. The required yard area for front, side, and rear yards shall extend a distance of twenty feet (20') away from and along a property line adjacent to the edge of a public right-of-

way (back of sidewalk for a typical street cross section). An alternative edge line to be used for measuring the minimum yard area may be established where an atypical street cross section exists and when recommended by the Planning Director and approved by the Planning Commission.

- b. The required yard area for front, side, and rear yards shall extend a distance of thirty feet (30') away from and along a property line adjacent to a Residential or Agricultural Zone.
2. The minimum yard area requirement may be reduced, when the reduction does not violate clear vision requirements of this Code, in the following circumstances:
 - a. The required yard area of subsection E1a of this section may be reduced from twenty feet (20') to ten feet (10') for buildings designed with a public entrance to the building that is oriented toward and directly connected to the adjacent right-of-way by a pedestrian walkway and the side of the building that is oriented to the right-of-way includes architectural elements that distinguish it as the primary pedestrian access to the building.
 - b. Should an adjacent Residential or Agricultural zoned property have a future land use designation that is not residential or agricultural, the required yard area of subsection E1b of this section may be reduced if approved by the Planning Commission with site plan review.
 3. The following may be projected into any required yard area in Commercial Zones:
 - a. Fences and walls in conformance to City codes and ordinances.
 - b. Landscape elements, including trees, shrubs and other plants.
 - c. Minor utility or irrigation equipment or facilities.
 - d. Decks not more than two feet (2') in height.
 - e. Cornices, eaves, sills, planter boxes, stairways, landings, porches, decks or similar architectural features attached to a building that does not extend more than two feet (2') into a side yard area or four feet (4') into a front or rear yard area.
 - f. Chimneys, fireplace keys, box or bay windows, or cantilevered walls attached to the building not exceeding eight feet (8') wide and extending not more than two feet (2') into a side yard or four feet (4') into a front or rear yard.
- F. Parking And Access: Parking areas and access in Commercial Zones shall comply with title 16, chapter 16.26, "Parking And Access", of this Code; chapter 17.18, "Uses", of this title; title 10, "Vehicles And Traffic", of this Code; and the following:
1. Surface parking areas, except for approved street parking, shall not be located between a building and a public right-of-way on lots or parcels adjacent to a public right-of-way. This requirement shall only apply to one side of a lot or parcel that is adjacent to a public right-of-way on multiple sides.
 2. Surface parking areas, except for approved street parking, located within thirty feet (30') of a public right-of-way shall be screened by grading, landscaping, walls/fences, or a combination of these, to a height of three feet (3') above the surface of the parking area.
 3. The Planning Director may approve an exception to the requirements of this subsection F if he or she determines that any of the requirements are not reasonably possible based on the unique characteristics of the site.
- G. Fencing, Screening And Clear Vision: The fencing, screening and clear vision requirements of this section shall apply to all Commercial Zones:

1. All mechanical equipment, antennas (where possible), loading areas, and utility areas shall be screened from view at ground level along the property line of the subject property with architectural features or walls consistent with materials used in the associated buildings. Exterior trash receptacles shall be enclosed by masonry walls that are at least as tall as the receptacle itself, but not less than six feet (6') tall, and solid steel access doors. The color of trash receptacle enclosures (masonry walls and access doors) shall be consistent with colors used in the associated buildings.
 2. The boundary of a Commercial Zone that is not in or adjacent to a public right-of-way and that is adjacent to a Residential or Agricultural Zone shall be fenced with a six foot (6') high, decorative precast concrete panel or masonry fence as determined with development approval. A six foot (6') solid vinyl boundary fencing may be used in unusual circumstances such as when the Commercial Zone is adjacent to property which is master planned for nonresidential uses. A higher fence may be required or allowed in unusual circumstances. A building permit may be required for fences and walls according to applicable Building Codes. Other fencing or landscaping techniques may be used to buffer waterways, trails, parks, open spaces or other uses as determined with development approval.
 3. No wall, fence or screening material shall be erected between a street and a front or street side building line in Commercial Zones, except as required by subsection G1 of this section.
 4. Landscape materials within a Clear Vision Area shall comply with Section 16.04.200 (J).
- H. Architecture: The following exterior materials and architectural standards are required in Commercial Zones:
1. Applicants for development approval shall submit for site plan review architectural drawings and elevations, exterior materials, and colors of all proposed buildings. In projects containing multiple buildings, the applicant shall submit a design book that includes an architectural theme, features, exterior materials and colors governing the entire project.
 2. All building materials shall be high quality, durable and low maintenance.
 3. In the C-N Zone, **the following additional standards apply:**
 - a. Exterior walls of buildings shall be constructed with a minimum of fifty percent (50%) brick or stone. The balance of exterior wall area shall consist of brick, stone, glass, decorative integrally colored block and/or no more than fifteen percent (15%) stucco or tile. Other materials may also be used for decorative accents and trim in the C-N Zone with development approval.
 - b. **Roofs in the C-N Zone A minimum of seventy-five percent (75%) of the roof plan area (measured from an overhead plan view) shall be hipped or gabled with a minimum six to twelve (6:12) pitch. Roof areas with a pitch lower than six to twelve (6:12) shall be concealed from view of surrounding residential uses and from public rights-of-way. Projections such as dormers consisting of a combined total of less than ten percent (10%) of the overall roof area are exempt from this requirement.**
 4. Exterior walls of buildings that are longer than sixty feet (60') in length shall have relief features at least four inches (4") deep at planned intervals.
 5. All sides of buildings shall receive design consideration.
 6. Signs shall meet requirements of title 16, chapter 16.36 of this Code and shall be constructed of materials that are consistent with the buildings that they identify.

7. Buildings and structures in Commercial Zones shall not exceed the height shown in the maximum building height table below unless otherwise allowed in this title.

Zone	Main Building	Other Structures
C-N	35 feet	25 feet
C-C	35 feet	35 feet
C-F	No maximum	No maximum

8. The exteriors of buildings in Commercial Zones shall be properly maintained by the owners.
- I. Grading And Drainage: All developments shall be graded to comply with subsection 16.10.040E9 of this Code and as required by the Planning Department to provide adequate drainage. Buildings shall be equipped with facilities that discharge of all roof drainage onto the subject lot or parcel.
 - J. Landscaping: The following landscaping requirements and standards shall apply in Commercial Zones. Landscaping in Commercial Zones is also subject to the requirements of Title 16, Chapter 16.30, "Water Efficiency Standards," of this Code.
 - 1. The area of front, side, and rear yards along an adjacent property line and extending away from the property line a distance prescribed in the requirements of this subsection shall be landscaped with grass, trees, and other live plant material.
 - a. The required yard landscape area for a yard adjacent to a residential or agricultural zone shall be not less than ten feet (10'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 - b. The required yard landscape area for a yard adjacent to a public right of way shall be twenty feet (20'), except that no yard landscape area is required when a yard area reduction has been approved according to subsection E2 of this section.
 - 2. All areas of lots or parcels in commercial zones not approved for parking, buildings, or other hard surfacing shall be landscaped and properly maintained with grass, deciduous and evergreen trees, and other plant material in conjunction with a landscape plan for the development that has been designed and prepared by a landscape architect and approved by the planning commission.
 - 3. A minimum of one tree per five hundred (500) square feet, or part thereof, of required landscaped yard areas is required in commercial zones in addition to other trees required in this section. A minimum of thirty percent (30%) of required yard area trees shall be minimum seven foot (7') tall evergreens. Deciduous trees shall be minimum two inch (2") caliper. Deciduous and evergreen trees required in this section need not be equally spaced but shall be dispersed throughout the required yard areas on the site.
 - 4. All collector street and other public and private park strips in commercial zones shall be improved and maintained by the adjoining owners according to specifications adopted by

- the city unless otherwise allowed with development approval. Park strip trees shall not be planted within thirty feet (30') of a stop sign.
5. Trees shall not be topped and required landscape areas shall not be redesigned or removed without city approval. Property owners shall replace any dead plant material in accordance with the requirements of this chapter and the conditions of site plan or plat approval.
 6. The following landscaping requirements shall apply to parking areas:
 - a. Curbed planters with two inch (2") or larger caliper shade trees and other approved plant/landscape materials shall be installed at the ends of parking rows. Planters shall be at least five feet (5') wide.
 - b. Shade trees shall be planted between double parking rows at minimum intervals of six (6) stalls and along single parking rows at minimum intervals of three (3) stalls and no farther than six feet (6') from the parking area. Shade trees are not required in parking rows which are adjacent to buildings.
 - c. All landscaped areas adjacent to parking areas shall be curbed.
 7. Developments that are contiguous to canals, streams or drainage areas shall make reasonable efforts to include banks and rights of way in the landscaping of the project and the urban trails system. Any areas so included and perpetually preserved may be counted toward required yard space for the development. If approved by the city engineer, waterways which traverse developments may be left open if properly landscaped and maintained by the adjacent owners. Waterways may not be altered without written approval of any entity or agency having jurisdiction over said waterways.
 8. All required landscaping shall be installed (or escrowed due to season) prior to occupancy.
 9. All landscaped areas, including adjoining public right of way areas, shall be properly irrigated and maintained by the owners.
- K. Lighting: The following lighting requirements shall apply in commercial zones:
1. Applicants for development approval shall submit a lighting plan, which shall include a photometric analysis.
 2. Site lighting shall adequately light all parking areas, walkways, and common areas. Site lighting shall be designed and/or shielded to prevent glare on adjacent properties.
 3. Lighting fixtures on private property shall be architectural grade and consistent with the architectural theme of the development.
 4. Lighting fixtures on public property shall be architectural grade and consistent with a streetlight design approved by the city engineer.

17.72.080: P-C ZONE PLAN

- A. ~~The P-C Zone may only be established in an area designated as "large scale master planned community" by the general plan in accordance with provisions of chapter 17.22 of this title.~~ A plan for the P-C Zone shall be submitted for review by the Planning Commission and City Council at the time of rezoning. The plan shall govern development within the P-C Zone but may be amended through standard rezoning procedures. The following information shall be provided **in the application submittal** ~~on a twenty four inch by thirty six inch (24" x 36") sheet (7 copies) and an eleven inch by seventeen inch (11" x 17") reduced copy, unless otherwise required by the Planning Director:~~
1. Name of planned community;
 2. Names, addresses and phone numbers of applicant and owners;
 3. P-C Zone parcel location, acreage, boundary, scale and north arrow;
 4. A land use table showing the number of dwelling units, the total acreage of open space in the P-C Zone (minimum 25 percent of the gross P-C Zone area), and areas (in square footage or acreage) of the various nonresidential land uses proposed in the P-C Zone;
 5. Existing waterways, major utilities and easements and flood boundary;
 6. Adjacent parcels, owners and uses; and
 7. Topography and significant features on or adjacent to the property.
- B. The approval or conditional approval of the P-C Zone plan by the City Council shall confer a vested right to proceed with the development of the property included within the P-C Zone, including construction of up to the number of dwelling units and up to the square footage of nonresidential uses reflected in the approved P-C Zone plan, in compliance with the ordinances, policies and standards in effect at the time the P-C Zone plan is approved or conditionally approved, subject to such amendments, changes or additions to such ordinances, policies and standards as are necessary to protect the health, safety or welfare of the citizens of the City.

Exhibit D

17.130.030.030: PROHIBITIONS

The installation of additional outside entrances ~~visible from the street~~ **located on the front or primary elevation of the primary dwelling (as defined as the most prominent elevation facing the primary street frontage) or on a side elevation that faces a street of a corner lot**, separate utility meters, mailboxes, and addresses, is not permitted as such elements may compromise the appearance of the primary dwelling as a single-family dwelling. Internal ADUs shall not be rented or offered as rental units for any period less than thirty (30) consecutive days.