

2.14.1 The use of land for the placement of shipping containers is prohibited in all zones, with the following exceptions:

- (a) Shipping containers are permitted as an auxiliary structure for a temporary period in residential and public use zones except P-1A zone, subject to the following restrictions:

| Length of Temporary Use | Max. Allowable Size of Shipping Container | No. of Shipping Containers Permitted on Property |
|---------------------------------|---|--|
| 120 days within a calendar year | 20 m ² | No more than 1 |

- (b) Shipping containers are permitted within the C-2, P-1A, industrial, and airport zoned properties, with no limit on the maximum container size and number.

2.14.2 The shipping containers permitted in accordance with Section 2.14.1 (b) shall only be used to store materials or products that are incidental to the operation of a use located on the parcel and may not be used for any permitted mini storage use.

2.14.3 No shipping container may be located within a landscape buffer, front yard, or setback area, or within 3 m of any parcel line adjoining a parcel zoned for residential use. Where visible from a street a shipping container must be either screened using landscaping or clad in a material and colour that conforms to the character of the principal building.

2.14.4 A shipping container permitted on a residential zone parcel under Section 2.14.1 (a) may be used only for the temporary storage of tools and materials during the construction or alteration of any building or structure for which a building permit has been obtained and has not expired, and the container must be removed within 14 days of completion of the work.

Section 2.15 Auxiliary Uses, Buildings & Structures

2.15.1 General

- (a) No auxiliary building or structure shall be erected on any parcel unless the principal building has been erected or will be erected simultaneously with the auxiliary building, unless otherwise permitted under Section 2.15.1 of this bylaw.
- (b) An auxiliary building shall not be located less than 1.2 m from any lane or parcel line.
- (c) An auxiliary building or structure shall not be used as a dwelling or sleeping unit or for any bed and breakfast or short-term rental use, except as otherwise provided for in this Bylaw.
- (d) An auxiliary building shall not be located within the front yard setback prescribed for the principal building in the zone in which it is located,
- (e) An auxiliary building's height may not exceed 6.0 m or that of the principal structure, unless otherwise specified in this bylaw.
- (f) Structures associated with a solar energy system for on-site consumption shall comply with the setback requirements established under this section but are exempt from height and parcel coverage restrictions.

2.15.2 Auxiliary Buildings in the Residential and Public Use Zones

- (a) An auxiliary building in a Residential or Public Use zone shall not:

- (i) exceed the height of the principal building; or
- (ii) be located between a principal building and the front parcel line.

2.15.3 Auxiliary Buildings in the Commercial and Industrial Zones

- (a) Auxiliary buildings are not permitted in C-1 and C-1A zones.
- (b) An permitted auxiliary building in a Commercial or Industrial zone shall:
 - (i) not be located in between a principal building and the front parcel line, unless otherwise permitted in this bylaw; and
 - (ii) where visible from an abutting street, be screened with a 1.8 m high fence or hedge.

2.15.4 Notwithstanding Section 2.15.1.(d), greenhouses are permitted in residential zones and may be located in a front yard setback area when used for food production if the following requirements are met:

- (a) Floor area may not exceed 20.0 m².
- (b) Maximum one greenhouse per parcel.
- (c) When located in the front yard, floor area may not exceed 10% of the front yard area.
- (d) Must be at least 2.0 m from the front parcel line.
- (e) Must comply with siting regulations in Section 2.15.1 (b) of this bylaw.
- (f) May not exceed 3.0 m in height.

2.15.5 The following table applies to all uses and zones excluding industrial zones. The total combined floor area of all auxiliary buildings on a parcel, excluding greenhouses and carriage houses, shall not exceed the following:

| Size of Parcel | Maximum Floor Area |
|---|-----------------------|
| i. Parcels up to 580.4 m ² | 60.0 m ² |
| i. Lots from 580.5 m ² to 1,348.8 m ² | 80.0 m ² |
| ii. Lots from 1,348.9 to 2,023.4 m ² | 111.48 m ² |
| iii. Lots from 2,023.5 to 4,046.8 m ² | 139.35 m ² |
| iv. Lots from 4,046.9 to 10,117.46 m ² | 202.3 m ² |

Section 2.16 Density Bonusing for Affordable and Seniors Housing

2.16.1 Where multi-unit residential uses are permitted,

- (a) A residential density bonus of one additional dwelling is permitted for every five units of affordable or seniors housing provided, up to a maximum 15 additional dwelling units per hectare will be provided where one of the following are met:
 - i) A minimum of 50% of all units are rental units, and;

Rental rates are capped at 10% below the average market rates for the Town of Smithers as determined through CMHC for a period of at least 10 years.
 - ii) A minimum of 50% of all units are accessible seniors rental units, and;