

# MU-16 | DC Zoning Handbook

## Mixed-Use (MU) Zones - MU-16

The Mixed-Use (MU) zones provide for mixed-use developments that permit a broad range of commercial, institutional, and multiple dwelling unit residential development at varying densities. The MU-15 through MU-22 zones specifically cover the Dupont Circle area with the intention of protecting and enhancing the unique characteristics of the neighborhood.

The purposes of the Dupont Circle Mixed-Use zones are to:

- Require a scale of development consistent with the nature and character of the Dupont Circle area in height and bulk and ensure a general compatibility in the scale of new buildings with older, low-scale buildings;
- Enhance the residential character of the area by maintaining existing residential uses and controlling the scale, location, and density of commercial and residential development;
- Protect the integrity of “contributing buildings”, as that term is defined by the [Historic Landmark and Historic District Protection Act of 1978](#);
- Preserve areas planned as open gardens and backyards and protect the light, air, and privacy that they provide;
- Enhance the streetscape by maintaining the public space in front of buildings as landscaped green spaces and limited curb cuts on Connecticut Avenue; and
- Encourage greater use of public transportation and the free circulation of vehicles through public streets and alleys.

The [MU-16 zone](#) is intended to permit medium-density areas predominantly developed with residential buildings.

| Development Standards |                         |              |                                |                            |                                 |                 |                  |                             |
|-----------------------|-------------------------|--------------|--------------------------------|----------------------------|---------------------------------|-----------------|------------------|-----------------------------|
|                       | Floor Area Ratio (max.) | Height (ft.) | Penthouse Height (ft.)/Stories | Lot Occupancy (percentage) | Rear Yard (ft.) <sup>1, 2</sup> | Side Yard (ft.) | Green Area Ratio | Zoning Regulation Reference |
|                       |                         |              |                                |                            |                                 | None required;  |                  |                             |

|       |                       |    |  |     |        |  |      |                                       |
|-------|-----------------------|----|--|-----|--------|--|------|---------------------------------------|
| MU-16 | 6.0                   | 90 | 20 (1 story plus mezzanine)  | 100 | 12 ft. | nowever, if a side yard is provided it shall be at least 2 in. wide for each 1 ft. of height of building, but no less than 5 ft. | 0.30 | <a href="#">Subtitle G, Chapter 6</a> |
|       | 7.2 (IZ)              |    | 18 ft. 6 in. (Second story permitted for penthouse mechanical space) |     |        | A side yard for a detached single dwelling unit or semi-detached single dwelling unit shall be a minimum of eight feet (8 ft.).  |      |                                       |
|       | 3.5 (non-residential) |    |  |     |        |  |      |                                       |

|                                       |                                  |                                       |  |
|---------------------------------------|----------------------------------|---------------------------------------|--|
| Use Permissions                       | Courts                           | Parking                               | Inclusionary Zoning                    |
| <a href="#">Subtitle U, Chapter 5</a> | <a href="#">Subtitle G § 202</a> | <a href="#">Subtitle C, Chapter 7</a> | <a href="#">Subtitle C, Chapter 10</a> |

<sup>1</sup> Where a lot abuts an alley, the rear yard may be measured from the center line of the alley to the rear wall of the building or other structure; and

<sup>2</sup> Where a lot does not abut an alley, the rear yard shall be measured from the rear lot line to the rear

wall of the building or other structure.