

Height, Building: The vertical distance above grade level measured to the highest point of the coping of a flat roof or to the deck line of a mansard roof or to the height of the highest gable of a pitched or hipped roof. Refer to Sec. 740-303 (Building Measurements and Calculations) for calculation.

Heliport or Helistop: An area of land, water or structural surface that is intended for the lawful landing and takeoff of helicopters. Heliports provide appurtenant areas that are intended for use for heliport buildings and auxiliary facilities, such as, parking areas, waiting rooms, fueling, storage and maintenance equipment areas, and helistops are without any appurtenant areas or auxiliary facilities.

Heliport or Helistop Approach Surface Area: The land area designated as "heliport approach surface area" on the official zoning map, located at the edge of the heliport landing and take-off area and widening thereafter uniformly to a width of 500 feet at a horizontal distance of 4,000 feet from the landing and take-off area.

Heliport or Helistop Landing and Take-Off Area: The area of the heliport used for the landing and taking-off of helicopters.

Heliport or Helistop Primary Surface Area: That area coinciding in size and shape with the heliport landing and take-off area.

Heliport or Helistop Transitional Surface Area: The land area designated as transitional surface area on the official zoning map, located adjacent to the heliport primary surface area—such surface extends outward perpendicular to the centerline of the primary and approach surfaces for a horizontal distance of 250 feet.

Heritage Tree: A tree over 18 inches Diameter at Breast Height (DBH) and one of the Heritage tree species. Heritage tree species include: Sugar Maple (*Acer saccharum*), Shagbark Hickory (*Carya ovata*), Hackberry (*Celtis occidentalis*), Yellowwood (*Cladrastus kentuckea*), American Beech (*Fagus grandifolia*), Kentucky Coffeetree (*Gymnocladus dioica*), Walnut or Butternut (*Juglans*), Tulip Poplar (*Liriodendron tulipifera*), Sweet Gum (*Liquidambar styraciflua*), Black Gum (*Nyssa sylvatica*), American Sycamore (*Platanus occidentalis*), Eastern Cottonwood (*Populus deltoides*), American Elm (*Ulmus americana*), Red Elm (*Ulmus rubra*) and any oak species (*Quercus*, all spp.)

High Impact Project: For purposes of regional center regulations, projects that are: new construction valued at a hard cost value exceeding a specific threshold value; remodeling or modification of existing development values at a hard cost value exceeding a specific threshold value; proposing a floor area exceeding a specific threshold value measured in square footage; proposing an area of surface parking exceeding a specific threshold value measured in square footage; or demolition of historic structure, as determined by the Administrator. The threshold values of High Impact Projects are established by a resolution of the Metropolitan Development Commission.

High-power Electric Transmission Line: A line segment in an electric utility system having an operating voltage of 69,000 volts or greater.

Historic District: A historic district established under IC 36-7-11.1.

Historic Structure: Any structure that is:

1. Listed individually in the National Register of Historic Places (a listing maintained by the Department of Interior) or preliminarily determined by the Secretary of the Interior as meeting the requirements for individual listing on the National Register;

K. Heritage Tree Conservation

Removal of any Heritage Tree is prohibited unless any of the following determinations are made before removal:

1. The Administrator or the city's Urban Forester determines that the tree is dead, significantly and terminally diseased, a threat to public health or safety, or is of an undesirable or nuisance species.
2. The Director of the Department of Public Works determines that the tree interferes with the provision of public services or is a hazard to traffic.
3. The Administrator determines that the location of the tree is preventing development or redevelopment that cannot be physically designed to protect the tree.
4. The site from which the tree is removed is zoned D-A and the tree is harvested as timber or similar forestry product.

L. Existing Vegetation Credit and Bonus

1. In the event that existing vegetation meets the intent of the screening requirements, preserved existing vegetation may be credited for landscape materials required by this Chapter 744 Article V. In no instance will credit be given for existing vegetation that is invasive, as listed in the *Indianapolis Prohibited Plant List*.
2. If any of the vegetation that fulfills a requirement of the Zoning Ordinance dies or is removed, replacement plant materials shall be installed in accordance these standards. Existing vegetation to be used to meet a requirement of this Article V shall be protected during construction through use of a fence erected around the area encompassing the area 1 foot beyond the drip line of the vegetation. No materials shall be placed in this encompassed area.
3. Preservation of trees and surrounding vegetation shall be given credit toward fulfilling landscaping requirements set forth in this Article as follows:
 - a. Existing trees and surrounding vegetation may be credited only one time towards any one buffer, screen or other landscape area requirement.
 - b. Existing trees and surrounding vegetation shall be located within the required landscape area to which it will be credited.
 - c. Existing trees that conform to these standards and are proposed to be used for credit must generally have location, species, caliper and drip line indicated on the required landscape plan.
4. Existing trees shall be credited as fulfilling a requirement based upon the tree size and provided that the minimum area surrounding the tree is according to the criteria and the quantities shown in Table 744-503-2: Existing Tree Credit and Bonus.

| Table 744-503-2: Existing Tree Credit and Bonus | | | | |
|--|---|---|---------------------------------|---|
| Existing Tree Size (inches) | Minimum Surrounding Landscape Area (sq. ft.) | Minimum Width of Surrounding Landscape Area (feet) | Number of Trees Credited | Number of Trees Credited for a Heritage Tree Species |
| Over 36 DBH | 350 | 15 | 10 | 15 |
| 25.5 to 36 DBH | 300 | 15 | 8 | 11 |
| 13 to 25 | 250 | 10 | 6 | 8 |
| 10.5 to 12.5 DBH | 100 | 8 | 4 | 6 |
| 8.5 to 10 DBH | 100 | 8 | 4 | 5 |
| 6.5 to 8 | 100 | 5 | 2 | 3 |
| 4 to 6 | 100 | 5 | 2 | 2 |
| 2.5 to 3.5 | 100 | 5 | 1 | 1 |

M. Replacement Trees

In the event an Existing Tree that was given credit or a Heritage Tree is removed or dies within 3 years of the ILP issuance date, replacement trees shall be planted. The number of replacement trees that must be planted for each tree lost shall be in accordance with Table 744-503-3: Replacement Trees.

| Table 744-503-3: Replacement Trees | | |
|--|---|--|
| Size of tree removed or dead (inches) | Number of Trees to be planted to replace a Heritage Tree | Number of Trees to be planted to replace an existing tree |
| Over 36 DBH | 15 | 10 |
| 25.5 to 36 DBH | 11 | 8 |
| 13 to 25 DBH | 8 | 6 |
| 10.5 to 12.5 DBH | 6 | 4 |
| 8.5 to 10 DBH | 5 | 4 |
| 6.5 to 8 | 3 | 2 |
| 4 to 6 | 2 | 2 |
| 2.5 to 3.5 | 1 | 1 |

In the event that the site cannot accommodate the number of replacement trees required, the Administrator may authorize an alternate location for the planting of the replacement trees within the County as close to the site as feasible.

N. Native Vegetation and Natural Landscaping Areas

1. Growing native vegetation including ferns, grasses, sedges, rushes, forbs, shrubs and trees shall be permitted in lieu of turfgrass lawn. Natural landscape areas are permitted if planned and designed to control, direct, and maintain the growth of natural vegetation, primarily native, and may include the detention and infiltration of stormwater runoff in the natural landscape area.
2. Natural landscaping areas shall not be located within 2 feet of a front lot line, or within 4 feet of any other lot line, except that no rear or side yard setback shall be required where the natural landscaping is separated from adjacent lots by fencing or continuous shrub growth 3 feet or more in height, or where the natural landscaping area abuts another permitted natural landscaping area on an abutting lot. An