



**OFFICE OF THE MAYOR  
CITY OF COVINGTON**

Joseph U. Meyer  
Mayor

Covington City Hall  
jumeyer@covingtonky.gov

**EXECUTIVE ORDER  
CITY OF COVINGTON, KENTUCKY**

**EXECUTIVE ORDER NO. 2020-EO-36**

**TEMPORARY TRANSIENT LODGING OR SHELTER USE APPROVAL**

WHEREAS, on March 19, 2020, Mayor Joseph U. Meyer signed Executive Order 2020-EO-01, declaring a state of emergency in the City of Covington due to the outbreak of COVID-19 virus, a public health emergency; and

WHEREAS, applicable Kentucky laws authorize a mayor to exercise emergency powers to efficiently and effectively provide for the health, safety and welfare of citizens; and

WHEREAS, on September 22, 2020, the Covington Board of Commissioners approved the adoption and implementation of a new zoning ordinance (O-22-20), commonly known as the Neighborhood Development Code (“NDC”); and

WHEREAS, the NDC became legally effective on October 15, 2020; and

WHEREAS, the NDC regulates transient lodging or shelter for the homeless by establishing the zones or districts in which they can be located and operated, hours of operation, and the maximum number of permitted shelters in the City based on City population size (See Sec. 03.06.3, Sec. 03.07.4(D)); and

WHEREAS, Sec. 03.07.4(D)(3) of the NDC establishes a limit of transient lodging or shelter for the homeless uses at no more than one per each 13,000 persons residing in the City according to the most recent City estimate; and

WHEREAS, transient lodging or shelter uses can be operated in the Downtown Core (DTC), Downtown Riverfront (DTR), and Auto-Urban Commercial (AUC) districts only upon successful application and granting of a conditional use permit and subject to the hours of operation and population size limits;

WHEREAS, the COVID-19 public health pandemic has impacted many interior uses such as restaurants, offices, and government buildings by limiting the amount occupants of interior spaces to reduce the risk of spreading the virus; and

WHEREAS, transient lodging or shelter uses have experienced a reduced capacity based on compliance with public health directives setting for lowered maximum occupancy limits; and

WHEREAS, as cold weather approaches, there is a need to temporarily exceed the NDC population size limits applicable to the operation of transient lodging or shelter uses to allow for the safe housing of individuals in compliance with public health directives during the COVID-19 pandemic; and

WHEREAS, Welcome House of Northern Kentucky, Inc. (“Welcome House”) contacted City staff requesting the temporary operation of a transient lodging or shelter use located at 133 West 10<sup>th</sup> Street, Covington KY 41011, with the hope of opening up to the public on November 15, 2020; and

WHEREAS, City staff from multiple departments have inspected the property and determined that Welcome House may proceed with a temporary transient lodging or shelter use, subject to all other applicable rules and regulations concerns such uses.

NOW and therefore, I, Joseph U. Meyer, pursuant to the authority vested in me as Mayor of the City of Covington, Kentucky by KRS Chapter 39A, KRS 39B, and in furtherance of the declaration set forth in Executive Order 2020-EO-01, hereby order:

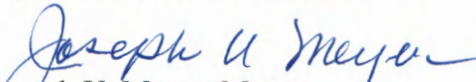
1. Notwithstanding relevant portions of the Chapter 158 of the City of Covington Code of Ordinances, the Neighborhood Development Code, including but not limited to Sec. 03.06.3 and Sec. 03.07.4(D), Welcome House may operate their proposed temporary emergency shelter at 133 West 10<sup>th</sup> Street, Covington KY 41011 beginning on November 15, 2020 through March 31, 2021.
2. After March 31, 2021, the temporary shelter use shall cease.
3. Before commencing operation, the proposed temporary shelter use shall obtain an appropriate license under Covington Code of Ordinances Chapter 117: Homeless Shelters and Transitional Housing.
4. The shelter shall meet the use specific standards for transient lodging or shelters for the homeless as provided in the Neighborhood Development Code regarding client hours (*Client Hours*). The use shall allow clients to come and go only between the hours of 7am and 10pm).
5. The shelter shall meet all requirements related to public safety, COVID-19 best practices, and similar regulations and guidelines including but not limited to:
  - a. Kentucky building code life safety and maximum occupancy standards administered by Kenton County Planning and Development Services; and
  - b. Life safety and maximum occupancy standards administered by the Covington Fire Department; and
  - c. Life safety and social distancing guidelines related to COVID-19 best practices administered

by the Northern Kentucky Health Department.

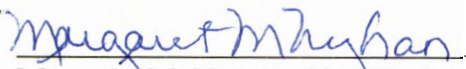
This Order shall remain in effect until March 31, 2021 or until terminated by the issuance of another Executive Order when I determine that a state of emergency no longer exists and the exercise of extraordinary measures are no longer required for the protection of the public health, safety and welfare, whichever is earlier.

**THIS ORDER IS EFFECTIVE NOVEMBER 13, 2020 AND SHALL REMAIN IN EFFECT UNTIL RESCINDED BY EXECUTIVE ORDER.**

Signed on this the 13<sup>th</sup> day of November, 2020,

  
Joseph U. Meyer, Mayor

Attest:

  
Margaret M. Nyhan, City Clerk

11-13-2020  
Date