

**CITY OF DAYTON, KENTUCKY  
ORDINANCE 2025-7**

**AN ORDINANCE AMENDING THE TEXT OF CHAPTER 154,  
ARTICLE X, SECTION 10.15, CENTRAL BUSINESS DISTRICT,  
OF THE CITY OF DAYTON, KENTUCKY, ZONING CODE  
REGARDING CERTAIN PERMITTED USES IN THIS  
ZONING DESIGNATION.**

**WHEREAS**, the City of Dayton has adopted a Zoning Ordinance (“Zoning Code”), Zoning Map, Subdivision Regulations, and Appendixes (collectively, “Zoning Regulations”) within the City of Dayton, Kentucky (“City”); and

**WHEREAS**, the Dayton Planning & Zoning Commission (“P&Z Commission”) serves as the planning unit related to Zoning Regulations in the City and makes recommendations to the Dayton City Council (“City Council”) regarding these regulations; and

**WHEREAS**, the P&Z Commission was asked to review and act upon a request by the City to amend the text of certain permitted uses in the Central Business District within the Zoning Regulations; and

**WHEREAS**, the Dayton Planning & Zoning Commission held a public hearing, pursuant to advertised legal notice in accordance with KRS Chapters 100 and 424, on December 3, 2025, in Dayton, Kentucky, to review and make recommendations regarding the requested text amendment; and

**WHEREAS**, at this public hearing and after due consideration of the evidence and testimony presented there, the Planning & Zoning Commission voted to recommend approval of the text amendment to the Zoning Regulations as set forth below; and

**WHEREAS**, the Dayton City Council, having reviewed the proposed text amendment to the Zoning Regulations, hereby concurs with the recommendation of the Dayton Planning & Zoning Commission to approve this text amendment;

**NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE BOARD OF CITY COUNCIL OF THE CITY OF DAYTON, KENTUCKY, AS FOLLOWS:**

Chapter 154, Article X, Zoning Regulations, Section 10.15 of the City of Dayton Zoning Code of Ordinances is hereby amended as follows, with words being deleted ~~lined through~~ and words being added underlined.

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C. Permitted uses: these are the uses which are permitted on property zoned CBD as outlined on the official zoning map providing that they are in general conformance with the CBD plan:

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3. Residential dwelling units, only on the second and third floors ~~or attached to the rear of a~~ of buildings historically used for retail or other commerce use purposes, i.e., buildings that

currently have or historically had storefront windows and were used for retail or other commercial uses.

~~4. Single family residences.~~

**PASSED** by City Council of the City of Dayton, Campbell County, Kentucky assembled in regular session.

First Reading: December 9, 2025

Second Reading: \_\_\_\_\_

\_\_\_\_\_  
MAYOR BEN BAKER

ATTEST:

\_\_\_\_\_  
TRISTIAN KLEIN  
CITY CLERK/TREASURER

**CERTIFICATION**

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk/Treasurer of the City Council of Dayton, Kentucky (the "City"), and as such I further certify that the foregoing Ordinance is a true, correct, and complete copy of the Ordinance duly adopted by the City Council of the City after two readings on the dates referenced above, and has been signed by the Mayor and is now in full force and effect, all as appears from the official records of the City in my possession and under my control.

IN WITNESS WHEREOF, I have hereunder set my hand this \_\_\_\_\_ day of \_\_\_\_\_  
\_\_\_\_\_ 2025.

\_\_\_\_\_  
Tristan Klein  
City Clerk/Treasurer

**CITY OF DAYTON, KENTUCKY  
ORDER/RESOLUTION NO. 2026-1R**

AN ORDER/RESOLUTION DECLARING CITY-OWNED REAL PROPERTY LOCATED AT 949 WALNUT STREET, DAYTON, KY., AS SURPLUS PROPERTY AND AUTHORIZING THE MAYOR TO SELL OR OTHERWISE DISPOSE OF THIS PROPERTY AS PERMITTED UNDER KENTUCKY LAW.

**THE CITY OF DAYTON, KENTUCKY, HEREBY ORDERS AND RESOLVES  
AS FOLLOWS:**

The City of Dayton (“City”), in accordance with the provisions of KRS 82.083, hereby makes the following findings:

1. It is in the public interest of the City to declare as surplus property certain real estate located at 949 Walnut Street, Dayton, Ky., identified by PIDN 999-99-33-933.00 in the Campbell County Clerk’s Office (“the Property”).
2. The future intended use of the Property, which has no structures on it and has been vacant for many years, will be as part of a residential development proposed on the adjacent vacant properties at 945 and 945 Walnut Street (“Adjacent Properties”).
3. It is in the public interest of the City of Dayton to sell this property to third parties who intend to construct a residential structure on the Adjacent Properties, which will result in a substantial increase in their taxable assessed value.
4. The City is disposing of the Property by one or more of the methods outlined in KRS 82.083, including transferring the Property for economic development purposes, including but not limited to real property transfers for the elimination of blight (KRS 82.083(4)(b))

This Order/Resolution shall become effective immediately upon approval by the City Council of the City of Dayton, Kentucky.

AND IT IS SO ORDERED AND RESOLVED.

**ADOPTED: January 13, 2026**

\_\_\_\_\_  
MAYOR BEN BAKER

ATTEST:

\_\_\_\_\_  
TRISTAN KLEIN  
CITY CLERK/TREASURER  
January 13, 2026

**CERTIFICATION**

I, Tristan Klein, do hereby certify that I am the duly qualified and acting Clerk/Treasurer of the City Council of Dayton, Kentucky, and as such, I further certify that the foregoing is a true, correct, and complete copy of an Order/Resolution duly adopted by the City Council of the City at a regular meeting properly held on January 13, 2026, signed by the Mayor and is now in full force and effect, all as appears from the official records of the City in my possession and under my control.

IN WITNESS WHEREOF, I have hereunder set my hand this \_\_\_\_\_ day of \_\_\_\_\_  
2026.

\_\_\_\_\_  
Tristan Klein  
City Clerk/Treasurer

**CITY OF DAYTON, KENTUCKY  
ORDER-RESOLUTION NO. 2026-2R**

AN ORDER-RESOLUTION AUTHORIZING  
THE CITY OF DAYTON, KY., TO SELL REAL  
ESTATE LOCATED AT 949 WALNUT  
STREET TO JAMES CRAWFORD AND  
ELIZABETH MCGAHAN FOR \$11,000.

WHEREAS, the City of Dayton, Ky. (“City”) owns real estate located at 949 Walnut Street, Dayton, Ky. (“the Property”); and

WHEREAS, the Property is a lot with no structures that has been vacant for many years; and

WHEREAS, the City wishes to sell this property to James Crawford and Elizabeth McGahan, who want to use the Property as part of their plans to construct a new residential building on properties adjacent to the Property, 945 and 947 Walnut Street (“Adjacent Properties”).

WHEREAS, under KRS 82.083, a city may transfer property, with or without compensation, for economic development purposes, including but not limited to real property transfers for the elimination of blight.

**NOW, THEREFORE, BE IT ORDERED AND RESOLVED BY THE CITY OF DAYTON, KENTUCKY, AS FOLLOWS:**

The City Council authorizes the Mayor to enter into a purchase contract to sell property located at 949 Walnut Street, Dayton, Ky. to James Crawford and Elizabeth McGahan (“Purchasers”) for \$11,000, and to execute a deed transferring the Property to the Purchasers and any other documentation necessary to effectuate this transfer, but on the condition, agreed to by the Purchasers, that the new residential building planned for the Adjacent Properties/Property shall be constructed within two years after the transfer of the Property by the City to the Purchasers, with an additional six-month extension of this deadline for good cause shown. Failure to construct the structure on these properties within this timeframe shall result in the property reverting back to the City and the City keeping the purchase price paid by Purchasers as liquidated damages. The City Council finds as follows:

1. The Property is located in a single-family residential zone at 207 949 Walnut Street, Dayton, Ky., which has no structures on it and has been vacant for many years.
2. The intended use of the Property at the time of its acquisition is construction of a residential building on the Property and Adjacent Properties.

3. It is in the public interest for the City of Dayton to sell the Property to the Purchasers so that they may construct a new residential structure, which will return the Property to the City's tax rolls.
4. City Council has declared the Property to be surplus property under KRS 82.083.
5. This property will be transferred by the City to the Purchasers (or an entity of their choosing) by deed.

This Order/Resolution shall become effective immediately upon approval by the City Council of the City of Dayton, Kentucky.

AND IT IS SO ORDERED AND RESOLVED.

**ADOPTED: January 13, 2026**

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MAYOR BEN BAKER

ATTEST:

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TRISTAN KLEIN  
CITY CLERK/TREASURER  
January 13, 2026

**CERTIFICATION**

I, Tristan Klein, do hereby certify that I am the duly qualified and acting Clerk/Treasurer of the City Council of Dayton, Kentucky, and as such, I further certify that the foregoing is a true, correct, and complete copy of an Order/Resolution duly adopted by the City Council of the City at a regular meeting properly held on January 12, 2026, signed by the Mayor and is now in full force and effect, all as appears from the official records of the City in my possession and under my control.

IN WITNESS WHEREOF, I have hereunder set my hand this \_\_\_\_\_ day of \_\_\_\_\_  
2026.

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Tristan Klein  
City Clerk/Treasurer